

~~DRAFT~~ HOUSING ELEMENT

CITY OF CLEARLAKE GENERAL PLAN

Prepared by

City of Clearlake Planning Department

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INTRODUCTION

Housing elements have been required in California general plans since 1969. (1) In support of the state goal of decent housing for all, the State's Housing Element Guidelines set forth five goals the local housing element must address:

1. To assist in the development of housing for all income groups, but particularly for low and moderate income households.
2. To provide adequate and sufficient sites for the development of all types of housing, particularly multi-family rentals and housing for the homeless.
3. To conserve and improve the existing housing stock.
4. To remove local government constraints to housing maintenance, improvement and development.
5. To promote fair housing opportunities for all persons regardless of age, race, sex, marital status, ethnic background, source of income, or other arbitrary factors.

Following the adoption of a housing element by the Clearlake City Council, Assembly Bill 2853 mandates that the element be updated at least every five years. Review and revision should occur more frequently if local conditions warrant. A yearly evaluation of major changes should be incorporated into the General Plan Annual Report which each local planning agency must file with its governing board. (Government Code 65400 (b)).

It should be noted that the City of Clearlake is considered by the State Department of Housing and Community Development as a distinct and separate market because of its remote location in a rural area. Local housing policies are unlikely to impact a larger regional market. The other elements of the city's general plan will rely on important population, housing, and employment information found in the housing element, as well as policy perspectives on housing. In particular, the policies and implementation measures of the housing element are closely coordinated with those of the land use and circulation elements.

Date: 10/12/92

Public Participation

The first draft of the document was circulated for public comment and review in July 1992. The document was distributed to and comments and input solicited from local public and private agencies. The document was discussed and comments obtained by the Planning Commission and City Council at their public meetings held on August 3, 1992 and August 10, 1992, respectively. The Planning Commission held the public hearing on the revised document on September 8, 1992. The City Council held the public hearing on the final document on October 12, 1992. All the public meetings were posted as part of the agenda at City Hall and the post offices. In addition, information was publicized through news stories in the local papers. The document, environmental assessment and staff reports were available for review at City Hall. Loan copies of the element were also available.

Date: 10/12/92

TECHNICAL BACKGROUND INFORMATION

CHAPTER ONE

CHARACTERISTICS OF HOUSING & HOUSEHOLDS

HOUSING MARKET ANALYSIS

POPULATION

Present and Projected Population

The 1990 U.S. Census shows a population of 11,804 for the City of Clearlake. Due to the City's incorporation after the 1980 census, there is a lack of historic data on growth. For projection purposes, the City is using the same 4.9% annual growth rate used by Lake County. The number of persons per household unit is assumed to remain constant at the current level of 2.27.

TABLE 1

PROJECTED POPULATION GROWTH

Year	Population	Number of Households	Persons per Household
1990	11,800	5,178	2.27
1995	14,300	6,300	2.27
2000	18,200	8,000	2.27
2005	23,100	10,200	2.27

SOURCE: 1990 U.S. Census, Clearlake Planning Department

Population Composition

The ethnic composition of Clearlake and Lake County is predominately white. The following table shows the ethnic distribution for the City and Lake County.

	Total Population	White	Black	Hispanic	Native American*
Lakeport	4,390	3,923 (89.4%)	31 (.7%)	306 (7.0%)	62 (1.4%)
Clearlake	11,804	10,310 (87.3%)	510 (4.3%)	672 (5.7%)	214 (1.8%)
Unincorporated	34,437	30,370 (88.2%)	383 (1.1%)	2,655 (7.7%)	883 (2.6%)
Lake County	50,631	44,603 (88.1%)	924 (1.8%)	3,633 (7.2%)	1159 (2.3%)

SOURCE: 1990 U.S. Census (*Native American includes Eskimo & Aleut)

Table 3 shows the age distributions for the City of Clearlake and the remainder of Lake County. Both the City and the County have a substantial portion of their populations comprised of persons 60 years of age and older, with the City having 31.5% and the County 28.9%.

TABLE 3
Age Distribution

Age in Years	Lakeport	Clearlake	Unincorporated	County Total
0-4	313 (7.1%)	808 (6.9%)	2,249 (65%)	3,370 (6.7%)
5-11	399 (9.1%)	1,198 (10.2%)	3,480 (10.2%)	5,077 (10.0%)
12-17	291 (6.6%)	835 (7.1%)	2,520 (7.3%)	3,646 (7.2%)
18-24	300 (6.7%)	757 (6.4%)	1,828 (5.3%)	2,885 (5.7%)
25-34	605 (13.8%)	1,387 (11.8%)	4,258 (12.4%)	6,250 (12.3%)
35-44	663 (15.1%)	1,485 (12.6%)	5,166 (15.0%)	7,314 (14.4%)
45-54	433 (9.9%)	1,058 (8.9%)	3,493 (10.1%)	4,984 (9.8%)
55-59	171 (3.9%)	549 (4.7%)	1,734 (5.0%)	2,454 (4.8%)
60-64	251 (5.7%)	782 (6.6%)	2,146 (6.2%)	3,179 (6.3%)
65-74	489 (11.1%)	1,794 (15.2%)	4,763 (13.8%)	7,046 (13.9%)
75-84	369 (8.4%)	970 (8.2%)	2,268 (6.6%)	3,607 (7.1%)
85+ over	106 (2.4%)	181 (1.5%)	532 (1.6%)	819 (1.6%)
TOTAL POPULATION	4,390	11,804	34,437	50,631

SOURCE: 1990 U.S. Census

Table 4 compares the age distributions of the 1980 and 1990 Censuses. Because the City incorporated after the 1980 Census, the 1980 percentages shown in the table were calculated by Mundie & Associates based on the nine enumeration districts wholly within the city limits. The table shows a trend towards a younger population. The percentage of persons 34 years of age and younger has increased from 37% to 42.4%, while the percentage of persons 55 years of age and older has decreased from 44% to 36.2%.

TABLE 4
COMPARISON OF AGE DISTRIBUTION

Age Group	Percentage of Total	
	1980 Census	1990 Census
0 -24	26.0%	30.6%
25-34	11.0%	11.8%
35-44	7.0%	12.6%
45-54	9.0%	8.9%
55-64	18.0%	11.3%
65-74	18.0%	15.2%
75-84	7.0%	8.2%
85+	1.0%	1.5%

SOURCE: 1990 U.S. Census and Clearlake General Plan
Technical Background Papers (June 1983)

HOUSEHOLDS

The total number of households is 5,179. The composition of the household types is 63.1% family households and 36.9 percent of non-family households. The average number of persons per household is 2.27 and the average number of persons per family is 2.80. Table 5 provides information on households by type. The chart indicates several important characteristics of the City's population. Non-Family Households comprised of One Person constitute 31.5% of the total households, and persons 65 years or more of age constitute 47.8% of these Non-Family Households and 17.6% of the total households. Woman Households with No Husband Present are 12.9% of the total households and 20.5% of the Family Households.

TABLE 5
HOUSEHOLDS BY TYPE

Type of Household	Number	Percent of Total Households	Percent of Family or Non-Family Households
Family Households	3,268	63.1%	
Married	2,400	46.3%	73.4%
Female Household no husband present	670	12.9%	20.5%
Non-Family Households	1,911	36.9%	
Living Alone	1,630	31.5%	85.3%
Age 65+	914	17.6%	47.8%
Female	591	11.4%	36.3%

SOURCE: 1990 U.S. Census

ECONOMY

Employment

The County's economic base is distributed among several industries, with trade and services comprising approximately 46% of the jobs. Employment in the Clearlake-Clearlake Oaks planning area totaled 1,860 jobs (19% of the total County wide jobs) in 1985. At this same time Lake County had a total of 10,500 jobs. Projections for future growth trends show a wide variety of scenarios. By the year 2005, as based on the California Employment Development Department's outlook for Lake County's industry trends, the Clearlake-Clearlake Oaks planning area could attract an additional 850 jobs. Other job estimates, based on Lake County's growth rate for each industry, project 3,215 new jobs for the Clearlake-Clearlake Oaks planning area, and 14,540 new jobs county-wide. The higher estimate is based on projected growth in the energy and resource extraction fields which at this time are not expected to expand as fast as these estimates indicate. [Source: Final EIR, Highlands Park Community Development Project Area Plan]

Clearlake's population is also affected by Lake County's attraction as a retirement area. Because of its natural beauty and affordable housing, Clearlake's residential population has grown significantly, while the number of jobs has risen more modestly. This will continue to be the case as retired persons and lower income families are driven out of higher priced areas (such as the San Francisco Bay Area) in search of more affordable housing.

TABLE 6
Definitions of Income Groups

Very Low Income	Household income not exceeding 50% of area median income.
Other Lower Income	Household income between 50% and 80% of area median income.
Moderate Income	Household income between 80% and 120% of area median income.
Above Moderate Income	Household income exceeding 120% of area median income.

SOURCE: U.S. Department of Housing and Urban Development

Income

The 1990 U.S. Census shows median income to be \$16,600 for households, \$20,998 for families and \$9,518 for non-family households in 1989. In 1989, 22.1% or 1,024 had incomes at or below poverty level. This is no improvement from 1980 when Clearlake's median household income was only 74.8% of Lake County's median household income. This gap is expected to increase during the next 10 years as growth continues to spill-over from Sonoma and Napa Counties into the south county area, with this growth occurring primarily in the Middletown-Hidden Valley-Cobb Mountain areas which have more restrictive development standards resulting in increased housing costs requiring higher family incomes.

Lake County's per capita personal income in 1989 was \$14,166, ranking 45th among the State's 58 counties. For Clearlake, the per capita income is \$9,531. The low income can be partially explained by the limited employment opportunities and the seasonal nature of many of the jobs. The California Economic Development Department labor force information for 1991 shows Lake County's annual average unemployment rate as 11.6%, with a high of 14.2 % in March to a low of 7.9% in August. Typical wages are relatively low in Lake County, due to both the lower cost of living and the increased competition for those jobs which are available. As of December 1991, approximately 29% of the total county population were social security beneficiaries, with the majority of these being the elderly. The 1990 Census shows that in Clearlake 2,541 households received social security with a mean income of \$7,755, and 1,176 households received public assistance with a mean income of \$5,648.

The "City of Clearlake Household Needs Survey Report" was completed August 30, 1990. Of the 246 units identified in the Housing Conditions Survey as needing some rehabilitation work, households of 157 of these units responded to the survey conducted during July 1990. Refer to the Appendices for the complete survey. Several of the conclusions regarding income were:

1. In terms of income, 81% of the households surveyed had income levels below 80% of the county median income. Also, 44.6% of the households surveyed had incomes below 50% of the county median income, which is defined as very low income by H.U.D. guidelines.
2. In regard to source of income by household, 43.3% of the households listed wages as their source of income, while 39% stated that social security is their sole source of income. Of the low income category itself, though, 45.6% of the households depended on social security, while 37% depended on wages.

TABLE 7 Annual Wages/Income	
Carpenter	\$29,120
Nurse; Painter	20,800
Truck driver; Auto mechanic	19,365
Maintenance worker	12,065
Data entry worker; Clerk typist	12,480
Cashier; Cook	10,400
Waitress; Motel housekeeper	9,360
Sales clerk; Home attendant	9,360
SOURCE: California Economic Development Department 1991	

HOUSING AND HOUSEHOLD CHARACTERISTICS

Housing Types

Single family dwellings comprise 91.8% of the total number of housing units, with 45.6 being detached site-built houses and 46.2 being mobile homes. For comparison, only 30.8% of the total housing units in the unincorporated Lake County area are mobile homes. In Lake County as a whole, mobile homes make up 33 percent of the total housing stock; for total single-family residences, mobile homes comprise 36 percent.

Since 1980, the number of mobile homes in the City has increased from 2,039 to 3,379 units, and increase of 1,340 mobile homes resulting in a change in percentage of total housing from 42% to 46%. For comparison, during the period between the 1980 and 1990 Censuses Lakeport added 57 mobile homes and the total increase for the entire county of mobile homes was only 2,327. Therefore, excluding Clearlake, the remainder of the county had a net gain of only 987 new mobile homes for the ten year period.

Since no new mobile home parks have been constructed since city incorporation in 1980, it is assumed that the new units are being installed on single family lots located throughout the City in the existing subdivided areas. The increase in the number of mobile homes reflects the permissive zoning regulations encouraging this type of housing, rising costs of construction, lack of a stable economy, lower-than-average income levels of Clearlake residents, and the increased use of manufactured housing for seasonal use. Regarding the zoning, the Clearlake Municipal Code specifically permits mobile homes on all property which is zoned for single family residential, with the design requirements allowing lower and moderate priced units to be installed.

There are only 275 Multi-Family units, 3.8% of the total housing units. Many of these units are in older resorts which have been converted to permanent occupancy (no statistics are currently available on the number). Another substantial portion of these units are within 3 projects which provide housing for the elderly. While market rate apartment complexes have been approved during the past 10 years, none have been constructed. This is due to the limited private financing for this type of project, the lack of market information demonstrating the demand for this type of housing, and competition with the low rents charged for single family dwellings. Consequently, all the apartment projects which have been constructed in the past 10 years have received Farmers Home Administration funding and provide subsidized housing for eligible households.

The City has no congregate care housing for the elderly. The three apartment projects for the elderly provide independent living

quarters. In 1992, a 99-bed convalescent hospital opened. While the Zoning Regulations were amended in 1987 and 1988 to allow both granny residential units and second residential units on lots zoned for single family residential use, no applications have been received for granny residential units and only three applications were received (and approved) for second residential units.

TABLE 8
HOUSING TYPES

COMPARISON OF GENERAL HOUSING TYPES

<u>Housing By Type</u>	<u>Jurisdiction</u> (Total Number/Percent of Total)					Nice	Lake County
	Clearlake	Lakeport	Kelsey- ville	Clearlake Oaks			
Single Family, detached	3,333/45.6%	1,303/60.7%	548/46.5%	1,051/62.0%		569/43.3%	16,917/58.7%
Single Family, attached	91/ 1.2%	120/ 5.6%	14/ 1.2%	42/ 2.5%		16/ 1.2%	476/ 1.7%
Mobile Homes	3,379/46.2%	385/18.0%	509/43.2%	539/31.8%		652/49.6%	9,913/34.4%
Multi-Family 2-4 units	237/ 3.2%	138/ 6.4%	53/ 4.5%	51/3.0%		29/ 2.2%	796/ 2.8%
Multi-Family 5+ units	275/ 3.8%	199/ 9.3%	55/ 4.7%	12/0.7%		49/ 3.7%	720/ 2.5%

SOURCE: 1990 U.S. Census

Housing Condition

Clearlake's housing appears to be in comparatively good condition. Contained within the appendices is the 1990 Rural Communities Housing Development Corporation housing conditions survey. This survey assessed 5240 units, leaving 539 units not surveyed. The results of this survey are presented in Table 9, based upon the following definitions:

SOUND:Unit appears well maintained and structurally sound. Siding, gutters, trim, windows, doors, and yard should be in good repair with good exterior paint condition. The foundation and porch structure should appear structurally sound and there should be straight roof lines. Minor problems such as small areas of peeling paint, cracks in walkway, and other minor maintenance items are allowable in this category.

MINOR:For purposes of this survey, the term "minor" is applied to those standard units that are structurally sound, but show signs of minor deferred maintenance or upkeep.

MODERATE: "Moderate" rehabilitation is defined as structurally sound, but with one or more systems, such as roofing, electrical, plumbing or building envelope, needing rehabilitation.

SUBSTANTIAL: "Substantial" rehabilitation means replacing several major systems such as complete or partial foundation work, repairing or replacing exterior siding, reconstruction of roof deck prior to replacement of shingles, complete rewiring or replumbing.

DILAPIDATED: Unit appears to have serious structural problems and require many major repairs. The general criteria for this category is that the cost of repairs would equal or exceed the value of the unit.

One factor which is not quantified by the 1990 survey is the age of the mobile homes. A significant portion of the 3,333 mobile homes are 1970's or earlier models. These earlier models were generally not constructed for long-term use (20+ years). While the exterior may appear in good condition there may be need for repairs, including the rewiring of the electrical system for models using aluminum wiring which is a potential fire hazard.

Another factor not quantified by the survey is the fact that until the mid 1960's Lake County did not enforce a building code. Consequently, many building permits are issued for "upgrading" electrical and plumbing systems to current acceptable standards.

TABLE 9

CONDITION OF HOUSING

Condition	Percentage of Units
Sound	92.60%
Minor	1.39%
Moderate	2.08%
Substantial	0.97%
Dilapidated	2.96%

SOURCE: Rural Communities Housing Development Corporation
Housing Conditions Survey prepared for the City of
Clearlake, June 1990

Many rental units are located in older resorts which have been converted from transient occupancy to weekly or monthly rentals for all or a portion of the year. These resorts were constructed prior to the adoption of building codes in the 1960's and most are at least 40 years old. While the exterior of these resorts were surveyed as part of the housing inventory, the condition of the individual units has not been assessed. The combination of the resorts's age and type of construction and the area's current economy have affected the financial ability of the owners to adequately maintain the units or to upgrade the units to current Uniform Housing Code standards. Consequently, some units are being left vacant when the cost of repairs does not justify the investment. Due to the poor overall condition of some of the units, some owners perform repairs or rehabilitations without building permits so as to avoid having a building inspector notice other safety violations and require additional repairs.

Homes Values and Rents

Overall, home values and rents are very low when compared with the county-wide and state-wide figures. Table 10 shows several important facts about Clearlake's housing. Specified owner occupied units having values less than \$99,999 comprise 82.2% of the sampling. Since mobile homes were not included in this sampling, it is expected that even a larger portion of the total housing is within the two lowest value categories. Table 10 presents 1990 U.S. Census information for "specified owner occupied housing units" which includes one-family houses on less than 10 acres with no business or medical office on the property. Note that the data excludes mobile homes, houses with a business or medical office, houses on 10 or more acres, and housing units in multi-unit buildings. The value listed is the respondent's estimate of the value if sold on the date of the survey.

The median value of specified owner occupied homes in Clearlake is \$68,200. The 1990 U.S. Census shows this value to be the lowest in Lake County and only 69% of Lake County's median house value of \$98,300 and 35% of the statewide median price of \$195,500. For comparison, in 1980 the City's median value of specified owner occupied units was estimated at 48.9% of the statewide median price. Again, since mobile homes were not included in this sampling, it is expected that the median value is less since mobile homes constitute approximately 50% of the housing stock and the majority of these residences have values less than \$99,999. These home values indicate that a substantial portion of the existing housing stock is affordable to very low and low income households, and that this type of housing in the County is predominately within the City of Clearlake.

TABLE 10

VALUE OF SPECIFIED OWNER-OCCUPIED SINGLE FAMILY HOUSES

<u>Value</u>	<u>Jurisdiction</u> (Percent of Total)					
	Clearlake	Lakeport	Kelsey- ville	Clearlake Oaks	Nice	Lake County
Less than \$50,000	365 / 26.8%	4.2%	8.6%	14.7%	8.6%	10.6%
\$50,000 - \$99,999	858 / 55.4%	54.3%	59.1%	43.3%	59.1%	45.6%
\$100,000 - \$149,999	182 / 11.8%	26.9%	23.8%	29.2%	23.8%	25.0%
\$150,000 - \$199,999	101 / 6.5%	9.6%	6.6%	10.3%	6.6%	11.7%
\$200,000 - \$299,999	36 / 2.3%	4.6%	1.9%	2.4%	1.9%	5.4%
\$300,000 or more	6 / 0.4%	0.4%	0	0.2%	0	1.8%

SOURCE: 1990 U.S. Census

The median rental payment is \$323. This is third lowest in the county (after the unincorporated areas of Lucerne and Nice) and lower than both the Lake County median rent of \$351 monthly and the state-wide median rent of \$551 monthly. For comparison, in 1980 the City's median rent was estimated at 67.6% of the state-wide median rent, compared with the 1990 figure of 58.6%. As shown in Table 11 below, 23.3% of the rents are less than \$250, which is in the affordable range for very low and low income housing. In addition, a portion of the 65.4% of the units renting in the \$250-\$499 range are also affordable to low and very low income households, dependent upon household size.

TABLE 11

RENTS	
Rent Range per month	Percentage of Rentals
Less than \$250	23.3%
\$250-\$499	65.4%
\$500-\$749	6.1%
\$750+	0.2%

SOURCE: 1990 U.S. Census

Vacancy

According to the 1990 Census, for year-round occupied units the vacancy rate is 15.5% for owner occupied units and 7.7% for rental units. As comparison, the vacancy rate for rental units in Lake County is 6.7%. Table 13 shows vacancy rates by type.

The average vacancy rate for all units is 29.2%. As shown in the following table, this number does not give an accurate representation of the units which are available. The main factor distorting the average vacancy rate is that 20.3% of the City's housing units are in seasonal, recreational or occasional use. Another factor which affects the vacancy rate is that units are removed from the rental market when the cost of repairs exceeds the owner's economic return; this is most common in cases of severely dilapidated single family residences, residences having major fire damage, and individual units within some of the older resorts. The vacancy rate for rental units is also affected by the recent trend by owners of some older resorts to convert their units back to seasonal transient occupancy, reducing the number of units

available for weekly or monthly rentals. Most of these resorts have a combination of permanent and transient occupants, with the ratio dependent upon the anticipated or actual demand for motel accommodations for that year. During fiscal year 1992/93, the City Finance Department will be contacting owners of the resorts as part of a transient occupancy tax survey; this should generate more information on the actual number of units which are available for permanent occupancy.

TABLE 12
OCCUPANCY STATUS

Category	Number of Units	Percentage of Total Units
Total Units	7,315	
Total Occupied	5,179	70.8%
Total Vacant	2,136	29.2%
Status of Vacant Units		
For Rent	148	2.0%
For Sale Only	197	2.7%
Rented or sold, not occupied	45	0.6%
Seasonal, recreational, occasional use	1,482	20.3%
For migrant workers	0	0 %
Other vacant units	264	3.6%

SOURCE: 1990 U.S. Census

Tenure

Most of Clearlake's housing units are single-family, and 70.8% of these units are owner-occupied. Of the year-round housing units, the 1990 U.S. Census shows 65.5% as owner occupied and 34.4% as occupied by renters. Of the total population of 11,736, 7,305 persons or 62.2% of the population are living in units they own, and 4,431 persons or 37.8% of the population are renters.

1990 U.S. Census information is currently not available on income. The following table shows a significant characteristic of the City's population. Of the total 3,397 householders of the owner occupied units, 48.2% of the householders are 65 years of age and older. Of the total 1,782 householders of rental units, only 20.4% are 65 years of age or older.

TABLE 13

TENURE BY AGE OF HOUSEHOLDER

AGE GROUP	NUMBER	PERCENTAGE
Owner Occupied		
15-24 years	45	2.5%
25-34 years	250	1.3%
35-44 years	435	7.4%
45-54 years	409	12.0%
55-64 years	620	18.3%
65-74 years	967	28.5%
75 years and over	671	19.8%
RENTER OCCUPIED		
15-24 years	208	11.7%
25-34 years	443	24.9%
35-44 years	372	20.9%
45-54 years	217	12.2%
55-64 years	178	10.0%
65-74 years	205	11.5%
75 years and over	159	8.9%

SOURCE: 1990 U.S. Census

CHAPTER TWO

HOUSING NEEDS

HOUSING NEEDS

HOUSEHOLD NEEDS

The "City of Clearlake Household Needs Survey Report" was completed August 30, 1990. The City is currently completing another C.D.B.G. Planning Technical Assistance General Allocation Grant to conduct to conduct a new updated housing needs survey and housing inventory. Of the 246 units identified in the Housing Conditions Survey as needing some rehabilitation work, households of 157 of these units responded to the survey conducted during July 1990. Refer to the Appendices for the complete survey. The following is a summary of the survey's conclusions:

1. There is a general household profile that emerges from the data. It is a household where the head of household is over 62 years of age, low income, social security is their source of income, owns his/her own house, and the house is of wood frame construction needing substantial rehabilitation work.
2. The survey seems to be statistically accurate representation of the target area surveyed. There were 2167 units in the target area, of which 246 were surveyed. Of the 246 surveyed the response rate was 64%
3. A large number of the units, 27%, were occupied on a seasonal basis.
4. In terms of income, 81% of the households surveyed had income levels below 80% of the county median income. Also, 44.6% of the households surveyed had incomes below 50% of the county median income, which is defined as very low income by H.U.D. guidelines.
5. In regard to source of income by household, 43.3% of the households listed wages as their source of income, while 39% stated that social security is their sole source of income. Of the low income category itself, though, 45.6% of the households depended on social security, while 37% depended on wages.
6. Approximately 54% of those surveyed were owners of their own homes. Of those who owned their own homes, 77.6% are low income, while 41% of them would be classified as very low income.
7. Households having members 62 years of age and older constitutes 41% of the total number of households surveyed, and 89.2% of these are low income. The Female Head of Households constituted 34.6% of the total number of households, and 96.3% of these households are low income.

8. Among the households having members 62 years of age and older, 84.6% are owners, while only 15.4% are renters. Also, 77% of the Female Head of Households are owners, while only 23% are renters.
9. In regard to the housing condition of the units surveyed, 100% of the substandard units are of wood frame construction. In terms of dilapidated units, 65% are of wood frame construction, and the remaining 35% are mobile homes.

BASIC CONSTRUCTION NEEDS

"Basic construction needs are the minimum numbers of units needed to accommodate project new households, provide for a reasonable vacancy rate, and compensate for the housing units that need replacement. The Regional Housing Needs Plan for Lake County provides estimated housing needs to July 1997, categorized by income groups.

The Lake County/City Area Planning Council accepted the report in January 1992 for the purpose of allowing payment to the consultant, but the Area Planning Council did not adopt the plan. The City of Clearlake requested recalculation of the allocation of very low and low income units, based upon factors including the following:

The City is already providing a substantial portion of the County's very low and low income housing. A continuation and escalation of this trend is not equitable and contrary to the intent of "fair share" allocation.

While the Lake County plan projects a continuation of the trend for the majority of jobs being in the area of Lakeport - Kelseyville - Upper Lake areas (63%), the greatest percentage of low and very low income housing would continue to be concentrated 15 to 25 miles away in the Clearlake area. The Clearlake-Clearlake Oaks planning area currently has only 19% of the total county jobs.

In addition to the issue of equity, the following points support the necessity for recalculating the regional allocation so as to create a jobs/housing balance within subregions of the County:

There is no public transit between Clearlake and Lakeport areas for commuting to jobs in the north county area. Due to the low population and rural development pattern, public transit will continue to be minimal at best for the 5 year planning period. Lower income households are the least able to afford the costs of commuting in private automobiles.

Continued concentration of very low and low income housing 15 to 25 miles from the main employment center in the north

county area is contrary to the intent of providing for this segment of the population, in that to obtain lower housing costs, households must accept increased commuting costs or limited employment opportunities.

Effect of the Sewer Cease and Desist Order on the City and County Providing for the Basic Construction Needs

Regardless of the Area Planning Council's final determination on the housing allocation, the regional housing needs will need to be reassessed within the next twelve months to reflect the revised plan and time table for Lake County's correction of major deficiencies in its Southeast Regional Wastewater Treatment Facility. In March 1991, Lake County Special Districts was placed under its third cease and desist order issued by the State Regional Water Quality Control Board. This latest order limits the total number of new connections to 250 single family equivalent units until such time that the County completes all improvements to the system; to date, over 150 of these connections have been used or committed. For development in the City, the split has been as follows: 79 for single family houses, 32 for mobile homes, 14 for multiple family housing (senior housing) and 8 for commercial. There have been almost no mobile homes installed during the Summer 1992 since occupancy was not allowed until September 21, 1992 and the unit's owners's could not leave vacant units uninsured on property; mobile home installations increased after this date.

The areas affected by this order are approximately 90% of lots in the City of Clearlake and the unincorporated Lower Lake area; the City area is approximately 90% of the district's total area. Lake County Special Districts controls the allocation of the new sewer connections, with the City having no control over distribution. To date, the County has made no provisions for reserving a portion of the remaining connections for multiple family housing or for low income housing.

It is likely that the State's cease and desist order against the sewer district will continue to limit new housing for the next 3 to 5 year period. As of July 1992, the County had missed three compliance deadlines, has not made a final decision on the alternatives, and has not completed the draft environmental impact report analyzing all the alternatives currently under consideration.

This limit to development of new units affects both the City and the County's ability to fulfill the projected needs for low and moderate income housing during the next five-year planning period. Since the City is constrained from fulfilling its designated portion of the regional housing allocation, the projected need must be met in the other areas of the county. For this reason, after the County makes its decision on the project for correcting the

sewer system deficiencies, the Area Planning Council needs to reevaluate the Regional Needs Housing Allocation to address how the need will be redistributed and met during the next five years or until such time that new construction is allowed within the City of Clearlake and unincorporated Lower Lake area.

The following are the proposed Basic Construction Needs as contained within approved but not adopted Lake County Regional Housing Needs Plan.

TABLE 14
Basic Construction Needs

BY COMPONENTS	Housing Units			
	Lakeport	Clearlake	Unincorporated	County Total
Household Increase	262	919	1,445	2,627
1991 Vacancy Need	19	-154	-218	-353
1997 Vacancy Need	46	341	556	943
Replacement Need 1991-1997	31	104	270	405
TOTAL	359	1,210	2,053	3,622
BY INCOME GROUP				
Very Low	105	378	638	1,121
Other Lower	62	278	419	759
Moderate	68	218	405	691
Above Moderate	124	336	591	1,051
TOTAL	359 1,210	1,210 359	2,053	3,622

SOURCE: Regional Housing Needs Plan, January 1992

LOW AND MODERATE INCOME HOUSING

According to the Lake County Housing Element, the State projects an additional 1,445 households in the county by July 1997 and of this, approximately 49% will be below the moderate income category. The following table shows the definitions of income groups used by the U.S. Department of Housing and Urban Development.

TABLE 15

DEFINITIONS OF INCOME GROUPS

VERY LOW INCOME	Household income not exceeding 50% of area median income.
OTHER LOWER INCOME	Household income between 50% and 80% of area median income
MODERATE INCOME	Household income between 80% and 120% of area median income
ABOVE MODERATE INCOME	Household income exceeding 120% of area median income

SOURCE: U.S. Department of Housing and Urban Development

Table 16 shows the very low, lower, median and moderate income limits, as published May 1992 by the State Department of Housing and Community Development. The income limits are calculated on a county-by-county basis. The State is required to accept the same limits for lower and very low income households as are established by the U.S. Department of Housing and Urban Development.

TABLE 16

LAKE COUNTY 1992 INCOME LIMITS

Number of Persons in Family								
Income Group	1	2	3	4	5	6	7	8
Very Low Income	\$11000	\$12550	\$14150	\$15700	\$16950	\$18200	\$19450	\$20700
Lower Income	17600	20100	22600	25100	27150	29150	31150	33150
Median Income	22000	25100	28250	31400	33900	36400	38950	41450
Moderate Income	26400	30150	33950	37700	40700	43750	46750	49750

SOURCE: California Department of Finance

Table 17 shows household projections by population based on the accepted but not adopted Regional Housing Needs Plan.

TABLE 17
Household Projections by Income Group

Income Group (by Jurisdiction)	January 1, 1991 Number (%)	July 1, 1997 Number (%)
County Total		
Very Low	6,626 (31)	7,440 (31)
Other Lower	4,488 (21)	5,040 (21)
Moderate	4,061 (19)	4,560 (19)
Above Moderate	6,198 (29)	6,960 (29)
Total	21,373 (100)	24,000 (100)
Lakeport		
Very Low	524 (28.0)	601 (28.2)
Other Lower	318 (17.0)	363 (17.0)
Moderate	355 (19.0)	405 (19.0)
Above Moderate	673 (36.0)	764 (35.8)
Total	1,870 (100.0)	2,133 (100.0)
Clearlake		
Very Low	2,013 (38.0)	2,300 (37.0)
Other Lower	1,218 (23.0)	1,430 (23.0)
Moderate	954 (18.0)	1,119 (18.0)
Above Moderate	1,112 (21.0)	1,367 (22.0)
Total	5,297 (100.0)	6,216 (100.0)
Unincorporated		
Very Low	4,089 (28.8)	4,539 (29.0)
Other Lower	2,952 (20.8)	3,247 (20.8)
Moderate	2,752 (19.4)	3,036 (19.4)
Above Moderate	4,413 (31.0)	4,829 (30.8)
Total	14,206 (100.0)	15,651 (100.0)

SOURCE: Regional Housing Needs Plan for Lake County Prepared by HCD, 1991

Tables 18 and 19 are from the 1992 Lake County Housing Element and show the ranges of affordable home prices and rents by income group based on 1991 dollars. The standard affordability indexes used were three times annual gross income for the maximum affordable house payment (includes mortgage principle, interest, taxes and insurance) and 25% of monthly income for the maximum affordable monthly rent (not including utilities).

TABLE 18 Affordable Housing Allowance		
Income Group	House Mortgage (excluding down payment)	Monthly Rent (excluding utilities)
One person household		
very low	\$0 - \$33,000	\$0 - \$229
other low	up to \$52,800	up to \$367
moderate	up to \$79,200	up to \$550
Two person household		
very low	\$0 - \$37,650	\$0 - \$261
other low	up to \$60,300	up to \$419
moderate	up to \$90,450	up to \$628
Four person household		
very low	\$0 - \$47,100	\$0 - \$327
other low	up to \$75,300	up to \$523
moderate	up to \$113,100	up to \$785

TABLE 19 Affordable Home Purchase Price Range			
Income Group	5% Down	10% Down	20% Down
One person household			
very low	\$0 - \$34,650	\$0 - \$36,000	\$0 - \$39,600
other low	up to \$55,440	up to \$58,080	up to \$63,360
moderate	up to \$83,160	up to \$87,120	up to \$95,040
Two person household			
very low	\$0 - \$39,533	\$0 - \$41,415	\$0 - \$45,180
other low	up to \$63,315	up to \$66,330	up to \$65,955
moderate	up to \$94,973	up to \$99,495	up to \$108,540
Four person household			
very low	\$0 - \$49,455	\$0 - \$51,810	\$0 - \$56,520
other low	up to \$79,065	up to \$82,830	up to \$90,360
moderate	up to \$118,755	up to \$124,410	up to \$135,720

HOUSING REHABILITATION NEEDS

As stated in the section on housing conditions, the 1990 Rural Communities Housing Development Corporation housing conditions survey indicated that 92.6% of the housing is in sound condition. This survey assessed 5240 units, leaving 539 units not surveyed, with the following conclusions regarding housing conditions requiring repair or rehabilitation:

TABLE 20

HOUSING CONDITION SURVEY, 1990

Condition	Percentage of Units
Minor	1.39%
Moderate	2.08%
Substantial	0.97%
Dilapidated	2.96%

Current and projected Community Development Block Grants (C.D.B.G.) and City Redevelopment Agency programs for housing rehabilitation and mobile home repair are discussed in the 5-Year Implementation Plan portion of this element. The effect of City zoning and building regulations are also discussed in the implementation program portion of this element.

REPLACEMENT OF DWELLING UNITS

Units which were rated as being in dilapidated condition warrant replacement. Using the 2.96% figure generated in the Housing Survey, this means that 212 units warrant replacement. This figure appears reasonable assuming that it includes replacement of older mobile homes. The accepted but not adopted Regional Housing Needs Plan states that 104 replacement units will be required for the planning period extending from 1991-1997.

PRESERVATION OF EXISTING LOW INCOME HOUSING

The State Government Code requires analysis and program efforts for preserving assisted housing developments. Projects which are to be considered include housing which receives federal mortgage and/or rent subsidies, C.D.B.G. funding and redevelopment funding. A ten year planning period from 1992 to 2002 is used, with this period being divided into the five-year intervals of 1992 through 1997 and 1997 through 2002. Units are defined as "at risk" if the earliest possible date of change from low income use is within the 10-year planning period.

The City has received a \$30,000 C.D.B.G. Technical Assistant Planning Grant for preparation of an affordable housing strategy. This project is scheduled for completion in December 1992. This information will be used in the formulation of the programs for the preservation of local affordable housing stock.

Table 21 provides a summary by year of the number of units which have the potential for being changed from low income use. Refer to the sections on each planning period for specific information on the identified project. Currently there are no units at risk until the year 2001. This is expected to change as the City implements a \$280,000 C.D.B.G. grant for rehabilitation of stick-built single family housing units, a \$5,000 redevelopment program for the repair of mobile homes, and other redevelopment programs which can be developed not that the Agency has received its first tax increment allocation. These changes will require a reassessment of the units at risk and further development of a retention plan.

TABLE 21

EXISTING LOW INCOME HOUSING & POSSIBLE CHANGE FROM LOW INCOME USE

Year	Number of units "at risk"
1992	0
1993	0
1994	0
1995	0
1996	0
1997	0
1998	0
1999	0
2000	0
2001	40 (Highlands Village)
2002	71 (Clearlake Apartments)

Preservation of Low Income Units - Planning Period 1992 to 1997

No projects are identified as "at risk" of changing from low income use during this time period. There are no projects having federal mortgage and/or rent subsidies which can be terminated during this period. To date, no C.D.B.G. grant funds have been spent for rehabilitation of units. Loans from the current C.D.B.G. grant for repair and rehabilitation of stick-built single family dwellings will have restrictions prohibiting conversion during this planning period. The Redevelopment Agency has allocated \$5,000 for mobile home repairs, but no loans have been issued to date and future loans will have restrictions prohibiting conversion from low income use during this planning period.

Preservation of Low Income Units - Planning Period 1997 to 2002

The following two projects have been identified as "at risk" of changing from low income use during this time period. For each project, the following information is provided: the type of governmental assistance by program name, the earliest possible date of change from low income use, and the total number of elderly and non-elderly units that could be lost from the low income housing stock each year.

1. Project: Highlands Village, 6215 Old Highway 53

Owner: Rural Communities Housing Development Corporation

Type of Assistance: H.U.D. Section 202, direct loan for new construction of housing for the elderly; H.U.D. Section 8, lower income rental assistance project based program for new construction.

Total Units by financing type: 40 units, each with FHA and Section 8 financing

Number of the total units for the elderly: 40 (100%)

Earliest Date of Subsidy Termination by Program Type:

FHA - July 15, 2021 Section 8 - May 8, 2001

2. Project: Clearlake Apartments, 7145 Old Highway 53

Owner: Clearlake Apartments

Type of Assistance: Farmers Home Administration FmHA) Section 515, Rural Rental Housing Loan for new construction; H.U.D. Section 8, lower income rental assistance project based program for new construction.

Total Units by financing type: 71 units, 0 with FHA financing and 71 units with Section 8 financing

Number of the total units for the elderly: 0 (0%)

Earliest Date of Subsidy Termination by Program Type:

FmHA - September 1, 2002 Section 8 - May 8, 2001

SPECIAL HOUSING NEEDS

Overcrowding

Overcrowding exists when a housing unit has a higher ratio of one occupant per room. The 1990 U.S. Census identified the following conditions in Clearlake.

Total units - 6.5% of the households are classified as overcrowded.

Owner occupied units - 4.2% or 143 of the units are classified as overcrowded. For all owner-occupied units, the average is 2.15 persons per unit and 4.6 rooms per unit.

Renter occupied units - 10.9% or 194 of the units are classified as overcrowded. For all renter-occupied units, the average is 2.49 persons per unit and 3.8 rooms per unit.

One factor which could be increasing the number of overcrowded units is that many of the older resorts converted to permanent occupancy have only one room units. As these units are converted back to seasonal or transient occupancy use, the overall percentage of overcrowded units will decrease. Another factor is the conversion of small single family residential accessory buildings from guest sleeping quarters or storage use to separate permanent dwellings. A number of these units are eliminated each year either because their small size make them less desirable, their age and condition make repair and maintenance too expensive relative to the rents which can be charged, or because the units were not legally created converted originally and lenders for new owners require that the property be brought into compliance with codes. As these second units are eliminated, the percentage of overcrowded units will decrease slightly.

Overpayment

As discussed previously, purchase and rental costs in Clearlake are below the County averages. However, 60% of the households within the City have incomes below the County median. Therefore, while housing costs may be relatively low relative, that portion available to pay for housing is also reduced. The State classifies "overpayment" as spending more than 25% of income on housing.

Table 22 based on 1990 Census information shows that overpayment is a problem most severe for households having incomes less than \$19,999. In 1989, a total of 65.2% of renting households and 33.4% of households owning their home paid more than 25% of their income on rent or mortgage. The income brackets having the highest instances of overpayment were those having incomes less than \$10,000 and between \$10,000-19,999. The totals are comparable to Lake County as a whole, which had a total of 65.7% of renting households and 36.5% of households owning their home paid more than 25% of their income on rent or mortgage. A difference between the two is that almost 57% of the overpaying renter households in Clearlake have incomes \$19,999 and less, whereas county-wide only approximately 40% of the renter households are in this same lower income category. The 1990 Census information does show an improvement since the 1980 Census which showed county-wide 72% of rental households and 47 percent of owner-occupied households were overpaying.

For renters in 1989, the categories having the highest percentage of overpayment were low and very low income households; 30.2% of households having incomes less than \$10,000 and 14.9% of households earning \$10,000-19,999 paid 35%+ of their incomes on gross rent. For owners, the rate of overpayment drops substantially when income is above \$20,000.

TABLE 22

OVERPAYMENT: RENTERS/OWNERS
(By Percentage of Households)

Annual Household Income	Percentage of Income Paid on Rent/Mortgage (Renter/Owner)			Total Percentage of Households Overpaying
	25-29%	30-34%	35%+	
<\$10,000	2.5 / 2.1	3.4 / 4.5	30.2 / 8.5	36.1 / 15.1
\$10,000-19,999	4.1 / 1.6	2.5 / 1.1	14.9 / 7.6	21.5 / 10.3
\$20,000-34,999	4.9 / 0.5	0.8 / 2.0	1.1 / 3.4	6.8 / 3.4
\$35,000-49,999	0.8 / 1.0	0 / 0	0 / 0.5	0.8 / 1.5
\$50,000 +	0 / 0	0 / 0.7	0 / 0	0 / 0.7
PERCENTAGE TOTALS	12.3 / 5.1	6.7 / 8.3	46.2 / 20.0	65.2 / 33.4

SOURCE: 1990 U.S. Census.

In 1980, the estimated number of lower income households which were overpaying were 335 owner households and 177 renter households. Assuming that this number of households increased at the same rate as the general population, the current number of lower income households overpaying would be 460 owner households and 240 renter households.

Table 23 shows the percentage of overpayment by general age group. This table shows that the problem is greatest for renters 64 years of age and younger. The rate of overpayment is substantially less in Clearlake than it is county-wide. There is no significant difference between elderly who rent or own, with the total percentages overpaying being 17.2% and 16.2%, respectively. This is significantly different county-wide, which has elderly renters and homeowners overpaying 81.5% and 32.1%, respectively. Renters 64 years of age and younger have the highest instance of overpayment, with 48.1% of these total households overpaying (35.4% paying 35%+ of income on rent). Owners 64 years of age and younger have an overpayment rate comparable to the elderly owners with 17.5%. By comparison, the county-wide overpayment rates for householders 64 years of age and younger are 60.5% for renters and 39.3% for owners.

TABLE 23

OVERPAYMENT: ELDERLY/NON-ELDERLY* HOUSEHOLDERS
(By Percentage of Total Households)

Household Type	Percentage of Income Paid on Rent/Mortgage (Elderly/Non-Elderly)			Percentage of Householders Overpaying
	25-29%	30-34%	35%+	
Renter-Occupied	2.8 / 9.5	3.6 / 3.2	10.8 / 35.4	17.2 / 48.1
Owner-Occupied	3.0 / 2.3	5.6 / 2.7	7.6 / 12.5	16.2 / 17.5

* Elderly = householder 65 years of age and older

SOURCE: 1990 U.S. Census

TABLE 24

HOUSEHOLDS HAVING SPECIAL HOUSING NEEDS

Type	Number	Percentage
Total Number of Households	5,179	
Households with children	1,468	28.3%
Female-headed household with children, no husband present	670	12.9%
Households with persons 60 or older	2,625	50.7%
All single person households	1,630	31.5%
Persons 65 or older in single person households	914	17.6%

SOURCE: 1990 U.S. Census, 1992 Lake County Housing Element

The Elderly

Housing for the elderly is the one of the most significant special needs for housing in Clearlake. Table 24 shows approximately one-half of all households have a member 60 years of age or older. For households consisting of one person, 56.1% or 914 of these Non-Family Households consist of one person 65 years of age or older living alone.

Housing must address several needs. The design requirements for dwellings change as a person ages. While a dwelling may "adequate" in terms of being structural sound and in good repair, it may become inadequate for the elderly occupant if it does not compensate for the person's physiological changes and decreasing mobility and agility. For persons living alone or in non-family households and for those living in single family dwellings, there is more need for assistance to continue living independently; this may include help in repairing and maintaining the home, performing housekeeping chores and cooking, and having transportation to the stores for shopping. In connection with the physical needs are emotional needs; as mobility decreases, social isolation can occur for persons living in independent housing such as single family dwellings. Related to this is the need for physical well-being and security, that assistance will be forthcoming in the times of an accident or special need; this becomes an increasing concern for elderly persons living alone in independent living arrangements

such as single family homes. The housing must also be affordable, as the many of the elderly have limited incomes to pay the costs of utilities and unit maintenance and repair. Lastly, most people have a strong desire or need to remain in familiar surroundings with established social and emotion ties.

One key factor in a community's success at serving the needs of its elderly residents is the provision of the full range of needed housing types from independent living (a single family residence) to full-care facilities (convalescent care). Examples of housing in the middle of this spectrum include: small residential care facilities for six persons or less; apartments constructed for and limited to independent housing for ambulatory elderly persons; assisted independent living where each dwelling unit has facilities for the resident to cook and care for oneself located within a complex which also provides group support services, such as food service; large residential care facilities which provide for persons who need or desire a higher level of services or assistance with either separate or shared sleeping quarters.

Regarding the current housing stock, the range of available housing types is limited with the vast majority of the City's elderly living in detached single family dwellings. Table 8 shows that 93% of the city's dwellings are detached single family houses and mobile homes, and Table 12 shows that 48.3% of the householders of owner occupied units are 65 years of age and older. Only 275 units or 3.8% of the city's total dwellings are provided in multi-family complexes having 5 or more units. Of these units, three apartment projects totalling 107 units are restricted to occupancy by for the elderly (one project having 40 units is defined as "at risk" of changing from low income housing in the year 2001). With the construction of the approved 22-unit housing project for the elderly, approximately 47% of the city's multiple family units will be restricted to housing for the elderly.

Though the range of available housing types is still limited, it has been expanded substantially within the past five years. The areas having little or no housing currently available are projects which provide assisted independent and semi-independent living facilities. In 1992 a 99-bed convalescent care facility opened in the city. In the past five years, the City has approved 89 units within three federally subsidized projects providing housing for the elderly; two of these projects totalling 67 units have been constructed, with the last project of 22 units in the funding approval process (the City has approved the project for construction and has sent letters supporting approval of funding).

In the past five years, the City has implemented changes in the zoning regulations to expand the range of available units and retain existing units. The City amended the zoning regulations to allow second residential units and granny residential units on single family zoned property, with the latter having special design

requirements for the elderly (8 second residential units and no granny residential units have been requested and approved). The zoning regulations have also been amended to allow small and large residential care facilities throughout the City. Lastly, changes have been made to the regulations for existing nonconforming uses and buildings to "grandfather" existing second residential units and to reduce the costs of replacing existing single family dwellings (regarding the latter, this is important since 46% of the city's dwellings are mobile homes).

Table 23 shows that overpayment for rent or mortgage is lower for the elderly than for persons younger than 65 years of age. However, one aspect of housing affordability not reflected by that table is the homeowners's financial ability to maintain and repair their homes and to make necessary modifications for mobility and safety. The householders of 48.3% of owner occupied units in the city are 65 years of age and older. The City's Housing Needs Assessment indicated that the majority of the elderly have very limited retirement incomes which provide little or no extra money for paying costs of utilities and house insurance. Therefore, while this portion of the community has equity in home ownership and has a low rate of "overpayment" with respect to mortgage cost and income, many of the elderly do not have income or savings to finance the costs of building and property maintenance and repairs. Some loans are available for repairs is available through a Community Development Block Grant to the City and the City Redevelopment Agency's program for mobile home repair; for the elderly, loan repayment is deferred until the sale of the unit. Other grants and loans are available through outside agencies for low income households and from Pacific Gas & Electric for home weatherization and repairs. Community churches and social organizations have also been involved in assisting elderly persons in making needed modifications to their homes, such as the installation of ramps replacing stairs.

The current statistics on household type, tenure by age, housing stock and income indicate several important conditions and trends which must be addressed within the next ten years so as to provide for the needs of the elderly:

A large and increasing number of persons currently living in single family residences will need to move to assisted independent and semi-independent living facilities during the next 10 years. Only a portion of this need is currently being met in the city by households renting rooms in single family dwellings, a limited number of small residential care facilities and by facilities located outside the city.

To serve the needs of the elderly who continue living in single family dwellings due to limited alternate available housing within the community, there will be an increasing demand for specialized support services.

Increased financial assistance will need to be provided for elderly owners of homes to pay for building repairs and modifications needed for health and safety. This assistance is also needed to reduce the rate of deterioration of the City's housing stock, since the owners of many of these single family homes also are financially limited in performing routine building maintenance and upkeep.

Female-Headed Households with Children

This is the second largest segment of the population having special housing needs, with 670 households and 12.9% of the city's households with children being headed by a female with no husband present. The County reports that these families typically are larger than the county's median family size. Of the households responding to the City Household Needs Survey and Report prepared in August 1990, 96.3% were low income. The 1990 Census shows the mean family income in 1989 for this household which has related children under 18 years of age is \$12,057, with 66.4% of these households being below poverty level. This result is consistent with the information from the County Department Social Services that female-headed households comprise over 85% of the households receiving Aid to Families with Dependent Children in 1992. The trend towards reducing or eliminating social programs which provide financial assistance to low income families will continue to severely impact this segment of the population. The 1990 U.S. Census information is not yet available on household incomes.

Regarding available housing, the majority of the households live in single family residences since only 405 other types of units are available in the city (this number excludes units restricted to the elderly). Many of the multiple-family units are one and two bedroom units which may be too small for a family. Because of the low income level of this group (lower than even households with persons 65 years of age and older), choice of housing is strongly influenced by cost. That portion of a household's income available for housing is further reduced by the costs of raising the children and, typically, higher costs of child care for working mothers. While the monthly rents for single family residences are competitive with that charged for larger apartment units, a family living in a single family house typically has higher utility costs.

Regarding new housing provided for low income households which include those headed by females, construction of all the new units during the past five years has been financed by Farmers Home Administration through the Rural Rental Housing Loan Program, the single family house loan program and the Self Help Housing Program. Only one 35-unit multiple family housing project not restricted to the elderly has been built in the last five years. This project provides for families with children and has H.U.D. Section 8 lower income rental assistance. Rural Communities Housing Development

Corporation's implementation of the Self-Help Housing Program has resulted in 21 new single family houses in the past two years, with eleven of these units receiving City approval of reduced parking standards. While the Farmers Home Administration program for home ownership is available, only limited numbers of female-headed households can use the program since home ownership is often beyond their financial ability.

The current conditions and trends indicate several areas which must be addressed within the next ten years so as to provide for the needs of female-headed households with children:

New rental projects providing the most affordable adequate housing for low income female-headed households with children have been developed at a rate of less than ten new units per year.

The limited number of multiple-family housing units and a demand for this type of housing from all segments of the population has resulted in most female-head families living in single family homes. Living in a single family home typically has a higher combined rent and utility costs than living in an apartment.

The low income level of female-headed families prevents most of these families from participating in programs providing lower cost single family homes. Since the construction of new owner-occupied single family houses has been the area of greatest housing growth serving low income persons other than the elderly, available housing for female-headed families has not grown significantly during the past five years.

The trend towards providing less public financial assistance to families indicates that low income families, including female-headed families, will have less money available for housing. Without financial assistance, the families may be forced to share living quarters or to occupy smaller dwelling units having lower rents, thereby increasing the amount of overcrowding.

Persons with Disabilities

Lake County Planning Department reported that information from the Social Service Administration shows 1,900 individuals in the county at the end of 1991 receiving benefits based upon disabilities. The Department also reported that the County Health Department and private resource agencies indicate that of these persons receiving benefits, 170 are developmentally disabled adults and 650 are mentally disabled, with the remaining 1,100 being physically disabled. Of the households with a person having a physical or

mental restriction which responded to the City Household Needs Survey and Report prepared in August 1990, 72.4% of the households were low income and 72.4% would be classified as very low income.

Table 25 shows that for persons over the age of 16 with disabilities, 73.8% have no mobility or self care limitations and 20.4% have only mobility limitations. For the 64-75 age group, 51.2 have no limitations and for the 75+ age group 51.1% have no mobility or self care limitations.

TABLE 25
PERSONS WITH DISABILITIES

Type of Limitation	Number by Age		
	16-64	65-74	75+
No mobility or self care limitation	4,624	1,159	624
Mobility limitation only	1,277	493	355
Self care limitation only	150	37	66
Mobility and self care limitation	212	80	174
Total Number of Persons	6,263	1,769	1,219

SOURCE: 1990 U.S. Census

Regarding housing for persons having physical limitations, no information is currently available on the existing types and number of housing units which have adequate special design provisions. Based upon the existing housing stock, it can be assumed that a substantial portion of this segment live in single family dwellings. Similar to the special needs for elderly persons, persons with physical limitations may need modifications to their dwellings, additional support services for those living in independent living quarters, and financial assistance.

Persons having developmental or mental limitations may require additional assistance or care which is provided by semi-independent or assisted housing. An example is a small residential care facility providing group housing and support staff for the six or fewer residents; this type of housing is a permitted use within all residential districts of the city.

The City needs to obtain more specific information on housing opportunities and requirements to address the needs of this segment of the community. The City's 1990 Housing Needs Assessment

provides only limited information on the broad category of persons classified as "handicapped". More specific information is available from public agencies and private organizations. Additional information can also be collected or generated during the next updates of the City's housing inventory and household needs assessment, which are scheduled for fiscal year 1992/93. A \$30,000 C.D.B.G. planning assistance grant has been awarded for completion of this study.

Agricultural Worker Housing

In 1991, Lake County studied farmworkers's housing needs and concluded that there was a serious housing shortage for all three farmworker groups: 1) the single-male migrant worker; 2) the migrant family; and 3) the permanent resident household, both single person and families. A survey included in this study showed that 84% of those interviewed stated that housing availability was their greatest concern.

A sample conducted for this study showed that farmworkers permanently employed in the County had an annual income of slightly greater than \$10,000, followed by the local seasonal worker earning approximately \$8,000 annually, with the migrant worker reporting an average of \$6,300 annually. The Lake County study showed that 42% of the workers rented units, usually mobile homes or travel trailers, from the farmers. Average rent was \$224 with the units being commonly shared by several individuals or families. Permanent households averaged almost 6 persons per unit. The survey showed 9% of the workers living in vehicles or in structures lacking cooking and toilet facilities.

According to Lake County Planning Department, E.D.D.'s local office estimated that in 1991 4,000 farmworkers had been employed in Lake County during the peak harvest season of July, August and September. The 1990 Census shows Clearlake has 82 persons 16 years and older employed in agriculture. The County Agricultural Commissioner's office estimated that approximately 80% of the agricultural uses are located in the north and west portions of the County in Big Valley, Upper Valley and Scotts Valley. Migrant housing is generally concentrated in the agricultural areas, and the City is outside the agricultural areas with crops requiring seasonal farmworkers. According to information provided by the County Farm Bureau, the most significant need is for low cost housing, particularly for families.

Based on the above information, the provision of low cost housing, particularly housing for large families, would help serve the need of this type of household. Because the City is outside the agricultural areas requiring farmworkers, units in the City would generally provide housing primarily for permanent and seasonal workers. The older resorts would fulfill some of the need, though

they could not accommodate larger families without overcrowding occurring. The County Farm Bureau stated that projects which provide either rental or ownership of larger units for families would help serve the unfulfilled needs. Because of the relatively small number of agricultural workers within the City, this group's need can be addressed by those programs targeted for the special needs of low income and larger family households.

Large Families

As discussed previously, both farmworker and female-head households with children are typically larger than the average 2.80 persons per family. Table 26 shows 191 owner-occupied units and 202 renter occupied units have 5 or more persons living in the unit. Table 28 shows that only 21.9% of all units have three or more bedrooms, with 51.6% having just two bedrooms. For occupied units, there are 911 owner-occupied units and 366 renter occupied units. Table 27 shows that for rental units, those units having three or more bedroom typically rent in the range of \$500 to \$749.

Factors which are limiting the development of new housing units having 3+ bedrooms are the low housing values and the zoning on most of the City's vacant lots allowing single-wide mobile homes. The apartments constructed during the past 5 years have been one- and two-bedroom units. Though one project having some larger units for families was proposed, it was not developed in part due to its small size (10 total units) and the low area rents. Review of building permits during the past few years indicates that the majority of units constructed or mobile homes installed continue to be two bedroom, with a very limited number of three bedroom units. New houses constructed using FmHA funding (which are many of the new houses) almost all have two bedrooms. Most of the three bedroom units are within newer double-wide mobile homes.

TABLE 26

TENURE BY PERSONS IN OCCUPIED UNITS

Number of Persons in Unit	Owner Occupied	Renter Occupied
1 person	1,045	585
2 persons	1,545	475
3 persons	361	307
4 person	255	213
5 persons	120	125
6 persons	43	53
7 or more persons	28	24

Number of units with		
5+ Persons	191	202

SOURCE: 1990 U.S. Census

TABLE 27

NUMBER OF BEDROOMS IN HOUSING UNITS

No. Bedrooms	Total Units		Occupied Units		
			Total	Owner	Renter
No Bedroom	195	2.7%	136	51	85
1 Bedroom	1,747	23.9%	1,092	520	572
2 Bedrooms	3,771	51.6%	2,674	1,915	759
3 Bedrooms	1,454	19.9%	1,144	794	350
4 Bedrooms	110	1.5%	103	87	16
5+ Bedrooms	38	0.5%	30	30	0

SOURCE: 1990 U.S. Census

TABLE 28

NUMBER OF BEDROOMS BY GROSS RENT

Rent	Number of Bedrooms			
	None	1	2	3+
<u>With cash rent:</u>				
\$ 0 - \$199	7	111	67	0
\$ 200 - \$299	50	118	29	10
\$ 300 - \$499	5	278	383	60
\$ 500 - \$749	23	46	241	208
\$ 800 - \$999	0	0	11	67
\$1,000 or more	0	4	0	8
<u>No cash rent:</u>	0	15	28	5

SOURCE: 1990 U.S. Census

Emergency Housing/The Homeless

The 1990 U.S. Census states that there were 6 persons in emergency shelters for the homeless and 25 homeless persons visible in street locations. This special needs group includes individuals and families who have been residents of Lake County and the City and persons who are transients.

North Coast Opportunities has been the main provider of temporary and emergency housing in the City. Persons in immediate need of emergency housing have been placed in existing multiple family housing, usually the older resorts converted to permanent occupancy. A six-unit transitional housing project for which the City obtained a grant to purchase the property and N.C.O. obtained grants for rehabilitation of the building and operation is not in

use. The use permit for this project required certain management responsibilities to reduce conflicts with neighbors and reduce the number of police calls to the project, and N.C.O. has not complied with these requirements. According to information provided to Lake County, N.C.O. stated that the transitional housing served 147 households in 1991.

N.C.O. also operated two emergency housing shelters, a single-family house and a single-family mobile home for families. The emergency shelter located in the house has been closed. Starting in June 1992, N.C.O. began administering and providing emergency shelter under the Federal Emergency Shelter Program for the Homeless. The service is provided in South County through the Redbud Community Center and in the North County area through A.W.A.R.E. and St. John Episcopal Church in Lakeport. The program can pay up to 16 days of housing, with the typical payment being \$30 per day for a family of four. Payment is by a payment slip given to motels and resorts participating in the program. Redbud Community Center has contracted to provide 4,503 days of shelter for persons in Lake County (note that this is calculated on a per-person basis, with a family of 3 given one day of shelter equal to 3 p.s.d.). For June 92, South County had 191 p.s.d., A.W.A.R.E. had 45 p.s.d. and St. John Episcopal Church had 43 p.s.d. In July 1992, South County had 149 p.s.d., A.W.A.R.E. had 59 p.s.d. and St. John Episcopal Church had 7 p.s.d.

According to N.C.O. who administers the program locally, emergency housing is allowed only in motels or resorts, projects having transient lodging and not in apartments. The Municipal Code defines transient lodging to be where the person occupies or is entitled to occupy for a period of thirty consecutive calendar days or less. In practice, a number of older resorts have a combination of short term and longer term tenants. The use of motels and resorts for emergency housing utilized businesses that already serve transient occupants; this reduces compatibility problems with permanent residents of surrounding neighborhoods. The emergency housing program increases the use of older resorts for short term occupancy, which financially benefits participating property owners. It is not known if this type of use could discourage tourists from staying at a resort, thereby potentially reinforcing the resort owners's continued dependence on permanent occupancy and emergency housing to survive financially.

Emergency shelters and transitional housing are allowed in all zone districts with an approved conditional use permit. In the past five years, the location and operation of this housing in or next to single family residential neighborhoods has resulted in complaints from permanent residents due to the transient nature of the tenants. Working in conjunction with N.C.O. and citizens, the City needs to develop guidelines or development standards which will encourage housing to serve the need while avoiding or minimizing neighborhood compatibility problems or conflicts.

REDUCING HOUSING COSTS THROUGH ENERGY CONSERVATION

The costs of heating and cooling a home are significant expenses. This can be a major expense for persons living in older houses and mobile homes constructed prior to 1983 when the State began requiring minimum energy conservation improvements in new homes. The limited inexpensive alternatives With no natural gas service available, heating is by electric, propane or wood which are all comparatively expensive alternatives.

Because of the cost to heat, the household either spends a larger portion of its income on this basic need or it uses the minimum possible. Low income households and households having fixed incomes are most effected. As stated previously, a substantial portion of the households owning their residences are low income. The need for a minimum level of heat at the least cost has led to many households using less safe and less expensive alternatives, such as kerosene heaters and wood stoves. The economic necessity to limit heating and cooling costs can also result in persons living in unhealthy conditions, a great concern regarding households having elderly or young persons.

Many of the existing homes require repairs or modification to reduce heating and cooling costs. As described previously in this report, a substantial portion of the households owning their residences are low or below low income and have very limited funds to weatherize and repair their homes. While higher income families can take advantage of tax credits for weatherization of their homes, the lower income families more often rely on two programs offered by Pacific Gas and Electric Company.

Two programs offered by Pacific Gas and Electric Company have been very important in upgrading existing residences to conserve energy resulting in lower energy costs. The first program offers interest free loans up to \$1,000 for energy conservation improvements including insulation, hot water heater jackets, duct wrapping, weather stripping, caulking and low-flow shower heads. Improvements packages including these features can save as much as 40 percent of utility bills. The utility has a sliding repayment schedule based upon income.

A second program offered by Pacific Gas and Electric Company is an energy audit by the utility's Residential Conservation Service. Utility staff advise the occupants as to specific improvements that could result in energy savings, and the estimated pay-off periods for energy conservation investments. These audits are done upon request and also precede participation in the zero-interest loan program.

A new program for the Clearlake area offered by Pacific Gas and Electric Company is the shade tree program. This program advises and informs people of the energy savings from trees shading homes

and also provides discounts for the purchase of recommended trees. In Clearlake, Pacific Gas and Electric Company works with Clearlake Nursery in stocking the utility's recommended plants.

Regarding other energy conservation programs and requirements, new construction must comply with the State's code requiring energy efficient design and construction. The use of solar hot water heaters and passive solar systems has been limited in the city, primarily due to the higher costs of these improvements relative to the typical house values. The City has no shade tree ordinance, though it is anticipated that this program will be budgeted within the next five-year planning period. The current zoning ordinance does offer incentives for retaining trees. In accordance with State law, the municipal code subdivision regulations require consideration of solar energy in the project design.

PROMOTION OF ATTRACTIVE NEIGHBORHOODS AND ELIMINATION OF BLIGHT

This is an important need in terms of improving the quality of life, encouraging investment in new residential development, and supporting the market values so as to facilitate and encourage maintenance and upgrades to the existing residences. As documented in the adopted Highlands Park Community Development redevelopment plan, there is significant blight in the community. In addition to affecting existing housing and households by discouraging reinvestment into developed properties, the existing conditions have severely limited investment in new housing having values above \$80,000. This has resulted in a limited range of available housing in the community.

In the past, promoting more attractive neighborhoods has primarily been approached by requiring increase minimum development and design standards for new development. With the adoption of the redevelopment plan in 1990, emphasis will be changing to funding programs which provide loans for repairing homes, removing dilapidated structures, and rehabilitating units having moderate deficiencies. Increases in staff in 1992 also will permit increase code enforcement for property cleaning and maintenance, abandoned vehicle abatement and weed abatement. This combined approach is needed for success in promoting neighborhood attractiveness and eliminating blight.

CHAPTER THREE

HOUSING OPPORTUNITIES AND CONSTRAINTS

HOUSING OPPORTUNITIES AND CONSTRAINTS

HOUSING OPPORTUNITIES

IN-FILL DEVELOPMENT

Over 95% of the development since the City's incorporation has occurred as in-fill development. As an indication of the available vacant subdivided lots, the City has approximately 16,000 assessors parcels; though the City has a population of less than 15,000 people, the number and area of the existing platted streets and lots are comparable to a city having a population of 50,000 people. Most of the incorporated area was subdivided prior to 1939. Since these developments proceeded the California Subdivision Map Act of 1939, these subdivisions were created merely by filing a map with the County Recorder with no requirement for improvement of streets, drainage improvements or utilities. These subdivisions generally have a rigid grid pattern which was followed irrespective of the topography, drainage or site conditions. Between 1939 and 1965 when Lake County began implementing zoning and subdivision regulations, land divisions continued without the subdivider making infrastructure improvements. As a result of these earlier recorded subdivisions, over 60% of the City's 3,619 acres consists of smaller residential lots generally 5,000 square feet in size located in these older subdivisions.

In-fill development can accommodate the need for additional dwelling units. An estimated 30-40% of existing lots have been developed. As an illustration of the amount of vacant lots within existing subdivisions, Sewer Assessment District 1-6 which consists primarily of the area east of State Highway 53 had approximately 6,700 assessors parcel numbers representing approximately 9,100, of which only 1,640 (18%) were developed in 1982. Though development continues in this area, substantially less than 40% of the lots are currently developed.

An indication of the large surplus of vacant lots within the City is shown by the fact that until the approval of an 88-unit single family residential subdivision and development in 1990, the last subdivision had been Sunrise Estates recorded in 1966. Both the 88-unit subdivision and a later 10-lot subdivision are resubdivisions of parcels within developed areas, rather than at the fringe or edge of the City. This past and continuing trend of in-fill development is also indicated by increasing number of lot mergers by property owners combining smaller existing lots into 50' x 100' lots and 100' x 100' lots. Parcel maps have primarily occurred as resubdivisions of existing larger parcels created by earlier subdivisions within developed areas.

Census Enumeration District 110, located in the Clearlake Park area including the Parkwoods subdivisions, is an area where septic systems are still allowed. Therefore, development can continue on these existing subdivided lots during the current cease and desist order against the county sewer system. The redevelopment EIR projected a potential for development of 120 acres of additional single family development in the next 20 years, or approximately 600 single family houses.

Refer to the Appendices for a summary of vacant land area by enumeration district and zoning which was projected in the redevelopment plan for development (the update of the land inventory with a full inventory of vacant property will be commenced in 1992-93 fiscal year). Table 29 is a summary of available vacant land by zone district located within the Clearlake Highlands Redevelopment area which is anticipated for development during the 20 year planning period. This does not include all vacant property in the redevelopment area, but it does indicate that there is sufficient vacant land to meet housing needs for the next 10 years. The redevelopment area excludes generally more expensive and more hilly portion of the City north of Country Club Drive, a portion of Parkwoods subdivisions, and the rural residential Burns Valley area in the central north portion of the City. The redevelopment area includes property which is served by roads and utilities with existing subdivided land.

Note that single family houses and mobile homes are permitted uses in the following zone districts: "R-1" (Low Density Residential), "R-3" (High Density Residential), "MUR" (Mixed Use Residential), "RP" (Resource Protection), "RR" (Rural Residential), and "BV" (Burns Valley). Multiple family housing (3+ units) is allowed in the following zone districts: "R-3" (High Density Residential), "MUR" (Mixed Use Residential), "RP" (Resource Protection) and "C-2" (Community Commercial). Residential housing standards in this area generally allow minimum 650 square foot dwellings and single-wide mobile homes.

For zoning allowing multiple family housing, the available acreage indicates that, for a range of 10 to 20 units per acre, 1,770 to 3,210 multiple family units could be constructed. For the zoning allowing single family dwellings, at the low density of the allowable range 2,410 units could be constructed. Generally, the "R-1", "MUR" and "RP" zones allow units which are

TABLE 29

**CURRENT AND POTENTIAL RESIDENTIAL DEVELOPMENT
WITHIN THE REDEVELOPMENT AREA BY 2010**

Land Use Type	Existing Land Use*	Potential add.Land Use by 2010*	Density Range of Units	Potential add. Units by 2010
R-1	845	354	5-8 du/ac	1,770-2,830
R-3	59	59	5-20 du/ac	295-1,180
MUR	55	41	5-20 du/ac	205-820
RP	1	72	2-20 du/ac	144-1,110
BV	25	0	0.5-2 du/ac	0
C-2	75	86**	10-20 du/ac	50-100

* all figures are in number of acres

**assumes 5 acres developed as multiple family residential

R-1 = Low Density Residential
 R-3 = High Density Residential
 MUR = Mixed Use Residential
 RP = Resource Protection
 BV = Burns Valley
 C-2 = Community Commercial

SOURCE: Final EIR, Highlands Park Community Development Plan

In addition to surplus of vacant subdivided lots within the City, in-fill development has also been promoted by changes in the City's subdivision and development regulations during the past five years. All new developments, including all land divisions, require paved access to the site, street improvements within the development, and connection to a community water system for provision of minimum required fire flows. Because of the limited areas of service and capacity of community water systems, development of new parcels in the fringe areas has been very limited. The requirement for the subdivider to install or guarantee installation of street and water system improvements has raised the costs of subdividing, discouraging individuals from buying larger parcels for the sole purpose of dividing the lots for quick sale and profit.

DEVELOPMENT OF CURRENTLY UNSUBDIVIDED AND UNDEVELOPED AREAS

The areas at the fringe of the developed area have been designated as Resource Protection and generally have physical constraints for development, such as slope, soil conditions, drainage, flooding, access and lack of utilities. The combination of higher costs of development in these areas, the current lower land and home values in the City, and the surplus of vacant lots within the developed area has resulted in very limited development of the fringe areas.

Parcel maps have primarily occurred as resubdivisions of existing larger parcels from earlier subdivisions within developed areas. The only land divisions along the edge of the developed area were 7 parcel maps creating parcels larger than one acre in the area along the northeasterly side of Eastlake Drive and three parcel maps along the east edge of the existing subdivided area. The lack of utilities and improved access has limited development of the land within these eastern parcel maps. Approval of new parcel maps has been very limited by the City's current regulations requiring paved access to the lots and connection to community water systems for fire flow requirements.

There are three large areas at the edge of the existing subdivided areas which are available for large scale residential developments. The market and economy will continue to be the primary factors in determining when these areas will develop. Since development of each of these areas will require significant special studies and preparation of environmental impact reports, the costs of preparing and processing applications will be substantial. This discourages the submittal of applications until the market is ready to support project development.

Around Borax Lake, there is a 782 acre area under single ownership, with the same owner owning additional land contiguous to the north. This site has a potential for mixed housing types with a total of 400-1,000 units. There are substantial constraints to development in this area due to slopes, soils conditions, access, lack of adequate utilities, drainage, and archaeological resources. Though a specific plan was filed for a single and multiple family housing development, this application was denied without prejudice in 1992 after more than one year of applicant failing to submit required additional information and funds necessary to complete the application and commence work on the environmental impact report.

The second area for large scale future development is 2,300 acres located adjacent to the north city limits in the Burns Valley-Ogulin Canyon areas. This property under single-ownership has no development applications, though there have been discussions between the owner and the County and City during the past ten years. Future development will be predominately residential and mixed housing types have been considered. This area is currently proposed for annexation to Lake County Special District's sewer

improvement area in accordance with a previous agreement between the property owner and Lake County when the County acquired a portion of the site for expansion of the sewage treatment plant. This site has the potential for more than 1,000 units.

The third area for development is a 321-acre site located within the city limits in the southeast corner of the city at the east end of Dam Road. In 1991 Armax Corporation filed a specific plan for development of 321 acre site with a golf course, approximately 500 dwellings as attached and detached single family dwellings, and a 100-room resort. An environmental impact report is currently being prepared. The price range of these homes is \$175,000 and above. Development of this project will add units having values far above the typical current home values, adding range to the type of dwellings available within the City.

NON-GOVERNMENTAL CONSTRAINTS TO HOUSING DEVELOPMENT

ECONOMIC AND MARKET CONSTRAINTS

As stated previously, the City has the lowest average home values and the third lowest rents in Lake County. As a result, it is more difficult to obtain financing for new dwellings which have values or rents above the current levels. This has hindered development of a wider range of housing types and values within the community.

Another economic factor is the limited development of new industry and businesses creating jobs and revenues within the community. Because of the significant infrastructure constraints within the community, combined with the lower City revenues for completing new public improvements, in-fill and new residential development have been occurring at a rate less than the county-wide rate. The limited employment opportunities also makes the area less attractive for new residents. In response to this, the City adopted a redevelopment plan in 1990 and has taken other actions to attract new businesses to the area. The approval of a regional shopping center in 1992 will create 300-plus jobs in addition to adding revenues to the redevelopment and general funds.

A financing market constraint to new development is connected to the infrastructure deficiencies. Some lenders refuse to finance homes not having paved street access. Limited construction of flood control improvements within the community has resulted in substantial areas being designated as within 100-year flood areas; federal and state funded multiple family low income housing in these areas is not allowed. Limited community drainage and street improvements raise the cost of new construction and can affect the eligibility of a low income housing project to receive federal funds.

LAND/CONSTRUCTION COSTS

Vacant 5,000 square foot lots typically range in price between \$7,000 to \$15,000. The remaining lots in subdivided areas having paved streets and adjacent to or with views of the lake have substantially higher prices starting over \$30,000. Parcels zoned for multiple family housing have a relatively high price, since these parcels are in areas where utilities are either existing or can be upgraded to accommodate development. Prices can start in the range of \$30,000+ per acre.

Construction costs are largely dictated by outside forces. Although labor is cheaper in Lake County than in surrounding urbanized areas, supplies and materials can cost more due to transportation costs and lower volume of construction. Accordance to Lake County Planning, the average cost of construction has risen during the past 5 years from \$45 to \$60 per square foot, and the Department of Veteran Affairs uses the \$65 per square foot valuation for the County. Mobile homes are an attractive alternative housing which can cost as low as \$26-\$27 per square foot for a new unit.

INFRASTRUCTURE CONSTRAINTS TO DEVELOPMENT

Infrastructure limitations and constraints have been and will continue to be a major factor affecting the development of new rate and location of future residential development in the City. Infrastructure limitations include limited improvements for flood control, drainage, paved access, and water and sewer services. The City controls flood control, drainage and streets, while other public and private entities control water and sewer service.

The extent of these limitations are due in large part to the fact that most of the City was subdivided prior to 1939 when subdivisions required only the filing of a plat map and no installation of street, drainage or utility improvements. The layout of these subdivisions did not take into consideration topography, drainage or soils, thereby resulting in many platted roads being virtually impossible to develop at a reasonable cost. These original subdivisions also did not set aside easements for creeks and drainage courses; the combination of no building codes until the 1960's and limited enforcement of construction in drainage courses have resulted in many obstructions to water flow. The provision of water and sewer service varies throughout the city, with all systems requiring expansion or upgrading to serve the existing and anticipated future growth.

Sewer As discussed in the section on Basic Construction Needs, this is the most significant constraint to need development for at least the next five years. In March 1991 the State Regional Water

Quality Control Board placed a cease and desist order on Lake County Special Districts requiring corrections and new improvements to the system. The State has imposed a limit of 250 on the total number of connections permitted until all system improvements are completed. The date of completion has been delayed and 1995/1996 appears to be the absolute earliest that a solution is completed for completion of corrections and a system to dispose treated water.

The City does not have any control over the distribution or allocation of available sewer connections. The work on solving the current deficiencies is also performed and controlled by the County. The City will continue to work with the County and will submit a copy of the approved Housing Element to the County in accordance with the State requirement for considering low cost housing in the planning and provision of utility services.

The sewer cease and desist has affected new low cost residential development in several important ways:

The initial cease and desist order stopped issuance of building permits, and when they were released several months later there was an atypical rush for the allocations by persons who were afraid they would be unable to develop their lots in the future. This limited the supply of sewer allocations for future development that typically is spread over the entire year.

The time limitations for acquiring permits when an allocation was assigned was insufficient for persons in the Farmers Home Administration loan program review, and these persons had to abandon plans to construct homes. A proposed 22-unit apartment complex for the elderly also has been delayed by the reluctance of Farmers Home Administration approving funding when sewer connections are not immediately available.

The limited number of connections makes planning of new multiple family housing projects which require longer design and construction periods infeasible. The longer period required is due to time required for design, review and approval by the City (generally 8 weeks), preparation of engineered site and building plans, obtaining financing and constructing the project. Currently, the County has no provision for assigning a portion of the sewer connection allocation to multiple family housing, either low cost or market rate.

Flood Control The City has responsibility for flood control. Limited flood control improvements have resulted in large areas of the City being designated as flood way and 100-year flood zones. This has affected construction of new multiple-family housing

projects having federal subsidies since Farmers Home Administration will not fund projects located within a 100-year flood zone. This also increases the costs of construction for single family homes since the units must be constructed so as to have their finished floor level above the flood level. Development of flood control projects through the City have been limited by the extremely great expense due in part to the necessity to purchase easements or properties, purchase and remove encroachments, and relocate persons displaced by the improvements.

Drainage Improvements

The City has control over drainage improvements. Because of the lack of drainage easements in the existing subdivisions and the limited improvements to the major drainage courses through the City, the handling of normal surface run-off is more difficult and expensive. Drainage easements are very limited and improvements are sporadic and most oftentimes inadequate. New development of other than single family, duplex, second residential and small residential care facilities now generally require construction of on-site detention basins. However, the impacts of even incremental increases in surface run-off have resulted in the City discouraging new development in certain areas until area drainage plans are developed. The City has completed an inventory of drainage improvements and a draft drainage plan is currently being reviewed for adoption. It is probable that a drainage impact fee will be adopted to partially fund necessary improvements.

Streets The City has control over the streets. There are about 80 miles of paved streets in the city maintained system, about 100 miles of unpaved streets in the city-maintained system, and about 50 miles of streets that are privately owned and maintained. The vast majority of this last category are unpaved streets. Not included in these figures are the substantial number of platted streets from the original subdivisions which have never been developed. Most of the unpaved streets are inadequately graded for drainage or not surfaced with base rock. In those areas having platted streets from the original subdivisions which have never been developed, owners of platted lots are required to develop their own road access to their property. New development of multiple family housing has been adversely affected by both the limited availability of sites having paved access and by the fact that most paved streets are constructed below current development standards thereby requiring off-site improvements to handle the increase in traffic.

Water Water service is not controlled by the City. Community water service systems are owned and operated by California Cities Water Company, Highlands Water Company, Konocti County Water District and Lower Lake County Water District. Supply is not a

Water Company, Highlands Water Company, Konocti County Water District and Lower Lake County Water District. Supply is not a limitation as in other areas, in that all these purveyors obtain their water from Clear Lake. Private wells are used for the areas outside the service areas and for irrigation as a way to reduce costs. The cost of water from the community systems is relatively high.

Generally, all these systems are old and require upgrading to the treatment and distribution systems. For example, Konocti County Water District serving the area east of State Highway 53 has no fire hydrants in the entire area, only 4-inch warf-head connections. This District has applied for a grant to improve the distribution system. California Cities Water Company serving generally the north part of the City has been under a State order since 1985 to improve the system and all new connections require clearance from the State Health Department. New single family houses which can be serviced by a minimum 4" diameter line are exempt, and other new uses are approved on a case-by-case basis. The company completed a new treatment and distribution facility in early 1992 and will be continuing upgrading the distribution system. This new facility has sufficient capacity to provide treated water to the other purveyors. However, the cost to California Cities Water Company customers will be high - a requested 46% rate increase of the already substantial charges will be considered by the State in September 1992. Lower Lake County Water District serving a small area along the city's south boundary has severe supply and fire flow problems. Highlands Mutual Water Company serving generally the central portion of the City is also limited by older improvements which require system improvements for compliance with current fire code standards.

CONNECTION FEES AND OTHER NON-CITY CHARGES AND FEES

Though water and sewer service are not controlled by the city, connection fees and user charges are substantial. Lake County Special Districts currently charges a \$500 connection fee and a \$3,428 capacity expansion fee per single family residential unit (including houses, apartments and mobile homes). This fee is expected to increase since it was adopted in 1991 and does not address the actual planned costs for the County's required improvements to the Southeast Regional Wastewater Treatment Facility. An increase in the assessment rate is also expected.

Water connection rates vary between the systems, though the trend has been towards increasing fees. The highest connection fee is approximately \$1,000.

Konocti Unified School District charged an impact mitigation fee for construction of permanent facilities equal to the maximum allowed under State law. This school district, like all others in

the State, has been severely impacted by decreasing funding. The District has requested to work with the City in developing a general plan public facilities element to plan for acquisition of future needed school sites in the District. The City currently has no regulations requiring dedication of school sites or charges towards the purchase of sites as a condition of new development.

Lakeshore Fire Protection District charges a low impact mitigation fee on new construction. Because of its low pre-Proposition 13 taxing rate, the District continues to be greatly affected by low funding. New development requiring more equipment and trained staff will have the greatest impacts on the District. The Fire District has also requested to work with the City in developing a general plan public facilities element to plan for acquisition of future needed fire station sites and, for certain projects, payment towards the purchase of new equipment needed to provide fire protection and suppression.

Developments which require an EIR or which will have an impact on fish and wildlife habitat have a substantial fee charged by the State Department of Fish and Game at the time of the filing of the project's environmental Notice of Determination. In addition to this fee, Lake County charges a \$25 processing fee.

SUMMARY - NON-GOVERNMENTAL CONSTRAINTS

For this planning period, there is adequate vacant land at reasonable cost to accommodate development of needed housing without the government intervening. The infrastructure limitations affecting facilities controlled by the City and by others will continue affect cost of housing. This constraint could be reduced by a joint effort between the property owners, utility purveyors and the City to form assessment districts for the purpose of installing or upgrading needed improvements. This approach would have the benefit of spreading costs over all property, instead of just rate-payers of utilities or developers of new projects, as well as improving the marketability of existing property and units.

GOVERNMENTAL CONSTRAINTS TO HOUSING DEVELOPMENT
WHICH ARE CONTROLLED BY THE CITY

ZONING

The zoning regulations's residential housing standards are currently the least restrictive in Lake County, even though they have been upgraded during the past five years. Many of the regulations were in response to the substantial number of older mobile homes permitted prior to incorporation and to the County's increase in housing design standards. There has been a steady trend towards improving the housing stock within the City, both from construction and appearance standpoints.

Changes to the zoning regulations during the past five years have added provisions for granny residential units, second residential units, planned residential developments, and replacement of existing nonconforming or damaged residences. These codes allow replacement of both conforming and nonconforming single family residences regardless of the current zoning designation on the property. Also, single family units can be replaced without upgrading site improvements to current standards, a provision that encourages replacement by limiting costs. A limitation of the current ordinance which should be reviewed is that when older homes are destroyed by fire or other accident, particularly mobile homes, replacement is often difficult since these units most commonly are not insured at a level to provide enough money to construct or install a new home at current prices. While the ordinance allows moving certain older mobile homes within the City, the number of units available for relocation has become very limited.

Uses

Single family houses and mobile homes are permitted uses in the following zone districts: "R-1" (Low Density Residential), "R-3" (High Density Residential), "MUR" (Mixed Use Residential), "RP" (Resource Protection), "RR" (Rural Residential), and "BV" (Burns Valley). Multiple family housing (3+ units) is allowed in the following zone districts: "R-3" (High Density Residential), "MUR" (Mixed Use Residential), "RP" (Resource Protection) and "C-2" (Community Commercial). Single family caretaker residences are allowed on all commercial and industrial zoned property. Temporary dwellings (recreational vehicles) are permitted on lots during property owners's construction of their principle residence. Granny residential units are allowed on any residential zoned property which meets the current minimum lot size. Second residential units are allowed on any residentially zoned property so long as it has an area at least twice the minimum required lot size.

Development Standards

The Municipal Code zoning regulations directly affect housing costs by requiring certain improvements or minimum design standards for new development. While the City's standards are less stringent than Lake County's, they still add costs to development. The costs of complying with the City's development standards are most critical in the development of new multiple family housing. The City's desire to have attractive development is still being balanced with the developer's need to consider costs. Since all the new multiple family housing projects developed in the past five years have received federal funding, the developers of these projects have been placed in the position of balancing the City's requirements for improvements with the federal agency's limitations on "unessential" improvements.

The City has two residential standards, with the lesser restrictions applying to approximately 80% of the lots zoned for residential development. These standards require the following minimums: 650 square foot dwelling, 12-foot width, 2 to 12 pitch roof pitch, 5-inch overhang (by eave, gutters or awnings), exterior walls which look like wood stucco or masonry regardless of their composition, and roofing materials designed to look like composition roofing, tile, shakes, or tar and gravel (metal sheathing with factory applied color coating is permitted). No permanent foundation is required for mobile homes. These standards require two off-street parking spaces which must be surfaced with a minimum of compacted Class II aggregate base. Covered parking (carports or garages) is not required. Mobile homes must comply with the National Manufactured Home Construction and Safety Standards Act of 1974.

The second set of standards apply to approximately 20% of the lots within the City. These standards require the following minimums: 1,000 square foot dwelling, 16-foot width, 3 to 12 pitch roof pitch, 12-inch overhang (by eave, gutters or awnings), exterior walls which look like wood stucco or masonry regardless of their composition, and roofing materials designed to look like composition roofing, tile, shakes, or tar and gravel (metal sheathing with factory applied color coating is permitted). These standards require two off-street parking spaces which must be covered by carport or garage and be surfaced with a minimum of compacted Class II aggregate base. A permanent perimeter foundation is required for mobile homes. Mobile homes must comply with the National Manufactured Home Construction and Safety Standards Act of 1974.

Regarding the design of multiple family housing, the lesser of the two residential design standards apply to approximately 90% of the vacant land zoned to allow multiple family housing. The standards require one covered parking space per dwelling unit. Required improvements include street, drainage, landscaping and lighting.

For projects having 7 or more units, there must be 400 square feet per dwelling of usable open space and recreational area (a maximum of 50% of this area may be private open space adjacent to the unit). Laundry facilities are required for projects having 10 or more units.

Setback and lot coverage requirements are generally the same for single family and multiple family developments. Setbacks are typically 20' front, 10' rear, and 5' sides. Lot coverage is generally limited to 60%, with no maximum floor/lot area ratio. Height limitations are generally 35' in the residential zones, higher with increased side yard setbacks in the commercial zone.

The City requires paved driveways surfaced equal to or better than the connecting roadway, with a minimum of compacted class II base for single family dwellings, second residential units and granny residential units. Driveways and parking for multiple family housing must be paved, street and drainage improvements installed.

Density and Development Incentives

The zoning regulations provide these three (3) separate ways to increase unit density, all of which may be used for an individual project:

(1) Municipal Code section 18-5.2 implements State Government Code section 65915 providing density bonuses in residential projects of five (5) or more units in which at least twenty-five (25%) percent are affordable to persons and families of low or moderate income or in which ten (10%) percent of the units are affordable to lower income households (only one of these density bonuses may apply to a qualifying project). Requests for this bonus are processed and approved as part of the rezoning or development approval request. No additional fee is charged. The only additional information required is the number of units to be made available to persons of low and moderate income or to lower income households.

(2) Municipal Code section 18-3.6, "Planned Developments", encourages projects which have a variety of housing types within an individual development. The provision of net usable open space beyond the minimum required five (5%) provides the following density bonuses: six (6%) to ten (10%) percent, six (6%) density bonus; eleven (11%) to twenty (20%) percent, ten (10%) density bonus; twenty-one (21%) to twenty-five (25%) percent, sixteen (16%) percent density bonus; and over twenty-five (25%) percent, a twenty (20%) percent density bonus. Requests for this bonus are processed and approved as part of the rezoning or development approval request. No additional fee is charged.

(3) Municipal Code subsection 18-5.702, "Preservation of Native Vegetation," allows the approving body to grant the following:

grant a ten (10%) density bonus; reduce up to fifty (50%) percent the minimum setback requirements, the minimum lot width and area requirements, and the minimum requirements for landscaping of parking lots and site, including the setback area and street tree requirements; and increase up to fifty (50%) percent the maximum allowable building height. Requests for this bonus are processed and approved as part of the rezoning or development approval request. No additional fee is charged.

Processing Costs and Time

The cost and time required for processing discretionary approvals within the City are less than those of Lake County and the City of Lakeport. The fees were recently amended to a cost recovery program which charges developers for actual time and costs of processing permits. Single family houses are permitted uses and are approved over-the-counter.

Uses requiring a minor use permit (site plan review permit) are second residential units, granny residential units, and multiple family housing having a density of 10 units per acre or less. Site plan review permits require Planning Director approval at a public hearing, which is scheduled as needed. Processing time from acceptance of complete application is 5 to 8 weeks.

The uses requiring a major use permit (conditional use permit) are multiple family housing having a density greater than 10 units per acre and caretaker residences for commercial and industrial use. These permits require Planning Commission approval at a public hearing, two of which are scheduled per month. Processing time is generally 6 to 8 weeks.

CONSTRUCTION CODES

Construction codes include regulations for building, grading, flood plain management and lakebed management. The City has adopted all the 1991 Uniform Codes with the exception being the 1992 National Electric Code. There are no amendments to the codes which would increase the cost of housing construction. There are areas which have severe slope and soil constraints necessitating engineering to ensure safe and proper construction. The housing in these areas, which generally are not lower cost units, is more expensive to construct.

Due to the design of the existing subdivisions and problems created by past construction practices, grading requires more thought and action by the developer than previously. For single family residences, grading the site to drain properly and requirements for driveway culverts add to the development costs. For other types of development, provision of drainage improvements increases costs and

can reduce density of residential developments by committing available land for detention basins.

Flood plain management is in accordance with the Federal Emergency Management Agency (F.E.M.A.) requirements. In addition to increasing actual construction costs, there are costs for surveys to determine the flood elevation for some lots and costs in the completion of the required certificate verifying that the construction complies with the requirements.

Lake County Lakebed Management District regulates development adjacent to Clear Lake to ensure compliance with the County regulations, protection of the public trust area located between the high and low water lines, and coordination with the regulations of the State Department of Fish and Game and the U.S. Army Corp of Engineers. The City's jurisdiction extends to the high water line. Prior to development on property located adjacent to Clear Lake, the developer must survey the property and obtain approval or clearance from Lakebed Management District and the State Department of Fish and Game. Since these properties are also subject to flooding, the survey required for determining the flood level is expanded to include this other additional information. This increases the cost of development, though it may be a smaller proportion of the total housing costs since the property along the lake shoreline is more expensive and therefore typically has more expensive houses.

CITY FEES AND USER CHARGES

The City currently charges no impact mitigation fees or user fees.

It is possible that within the next five years impact fees for drainage improvements and maintenance of the street arterial system will be imposed on new development. Improvements to the city street system through assessment districts are anticipated and will add to the actual cost of development. Because of the significant number of low income people residing in the City, both the individual and cumulative impacts of each potential fee will be fully evaluated during the development of proposals and the City Council's consideration of any potential impact fee.

LIMITED PUBLIC FUNDS FOR HOUSING

The recession has limited the City's ability to participate in programs requiring matching funds or local contributions. Redevelopment will be the major source of funding for programs assisting the rehabilitation and repair of existing units. The Redevelopment Agency received its first tax increment income at the end of the first quarter in 1992. However, due to the slow economy and the sewer cease and desist order, new development has been very

limited since the redevelopment agency's adoption in 1990.

Ten (10%) percent of the redevelopment funding is "set-aside" for benefit of very low and low income housing. Recent and anticipated future changes in State legislation will continue to take money from this restricted fund for purposes other than local affordable housing. In fiscal year 1991/92, the Redevelopment Agency received \$179,877 in tax increment, with \$17,987 in the 10% housing set-aside. For the purpose of estimating future redevelopment funding for housing, it is assumed that the 10% set-aside requirement will remain constant for the planning period and that the annual increase in tax increment levels off at 20% starting in FY 1995/96 (which would be conservative). The estimates of funds collected per year are: FY 1991/92, \$17,987 (actual, starting balance); FY 1992/93, \$35,465; FY 1993/94, \$51,100; FY 1994/95, \$65,500; FY 1995/96, \$78,600; and FY 1996/97, \$94,300.

COMPLIANCE WITH THE STATE ENVIRONMENTAL QUALITY ACT

Compliance with the State Environmental Quality Act has costs in provision of information, mitigation and impacts and monitoring of implementation. Developments requiring an initial study have the additional costs of city preparation and processing which are charged on an hourly basis. Development within the existing subdivided area, where all but the large specific plan projects are located, generally have lower costs for special studies and mitigation costs. As the City's information base on stormwater drainage and traffic improves, there will be less need for individual studies by developers of in-fill property. However, because of the legal requirements to determine and address projects's environmental impacts, some costs are unavoidable.

Archaeological studies and mitigation have been and will continue to be a not insignificant cost of development. Because of the history of the area, almost every lot within the city has the potential to impact archaeological resources. Enforcement of the State regulations regarding riparian and wetland vegetation and habitat areas can also add to the development costs for property located along drainage courses and Clear Lake.

SUMMARY - GOVERNMENTAL CONSTRAINTS

Though the City's development standards are a change from development in the past prior to incorporation, they are generally consistent with those of Farmers Home Administration, which has reasonable and generally modest standards. Reduction of the City's standards further could be contrary to the goal of trying to improve overall housing stock. The existing provisions of the Municipal Code appear to be effective in providing density and development incentives as a means to encourage "nonessential" but

desired design components of usable open space and retention of native vegetation.

City processing times are currently within the minimum time required and no substantial future time reductions are possible unless approval requirements are changed to eliminate the public hearing requirement. All multiple family and homeless housing developments currently require a public hearing. Shorter processing times could be achieved if permit approval requirements were changed to administrative staff approval. However, given the relatively short current processing times, this change would have limited time and cost advantages (saving 2-4 weeks), compared with the disadvantage of losing public comment and input. Nevertheless, this option should be explored by the City with input by the public and other agencies. This change appears most reasonable for second residential and granny residential units, which in the past have not significant controversy; a possible change could be posting the property to inform neighbors of the pending application.

No construction code standards more stringent than those of the Uniform Codes have been adopted. Reduction of the code standards should be explored, though this has the least potential to change solely for the purpose of reducing costs.

The City Council would scrutinize all proposed City fees, such as traffic and drainage impact fees. Any increase in fees is approached with great caution and thought.

Limitations on public financing can be reduced by leveraging redevelopment funding with other funding, such as Community Development Block Grants, Farmers Home Administration funding and private financing. This has been done successfully for recent construction of a 99-bed convalescent hospital.

Constraints due to environmental requirements are difficult to reduce or avoid. As the City's information base grows and improves, particularly on stormwater drainage and traffic, there will be less need for individual studies paid by developers of in-fill property.

CHAPTER FOUR

PROGRESS IMPLEMENTING ELEMENT

SUMMARY OF HOUSING DEVELOPMENT ACTIVITY

As shown in Table 30, there has been a net increase of 600 units between 1985 and the end of 1991, with an average of 100 new dwelling units per year. The table shows a trend from almost all of the new single family residences being mobile homes to a more even proportion between mobile home and stick-built units. Since mobile homes are typically the least expensive housing, the table indicates that the majority of new units are priced in the affordable range. Though stick-built units are typically less affordable to low income households, until the sewer cease and desist order many of the new stick-built houses have been FmHA financed units. Also, because of the low property costs and home values in the City, many of the new units constructed are in the affordable price range.

Since 1985, 122 multiple family units have been developed, with 67 of these units restricted to housing for the elderly. All the new apartment units have Section 8 assistance and received FmHA financing. The remaining 55 units are in two complexes, both of which provide housing for families with children.

Twenty of the houses completed in 1990 and 1991 period were constructed through the FmHA Self-Help Program administered by Rural Communities Housing Corporation (the City approved a reduction of parking development requirements for nine of these houses).

TABLE 30

NEW HOUSING UNITS

Year	Type of Units			
	Single Family	Mobile Home	2-4 Unit	Apartment
'85	15	95	4	20
'86	1	44	0	0
'87	6	37	0	0
'88	17	41	2	27
'89	25	35	0	40
'90	36	43	0	35
'91	41	36	0	0
TOTALS	141	331	6	122

Source: City of Clearlake

For the period of January to July 1992, there has been the demolition of 6 single family units and completion of 11 single family houses, 16 mobile home installations and a 99-bed convalescent hospital. The majority of new development is now occurring in the limited areas where septic systems are still permitted. The development of the new convalescent hospital involved combined financing from FmHA, State CDBG funds for infrastructure improvements, and funding from two local banks.

Since the State sewer cease and desist took effect, the following connections/allocation have been granted by the County: 79 single family residences, 32 mobile homes, 14 multiple family units (senior housing), and 8 commercial connections. Since the last release of 173 sewer allocations in June 1992 did not allow actual connection to the system until September 21, 1992, mobile homes were not installed during this period. The dealers were unable to obtain insurance to leave vacant units on lots until the sewer could be connected. Since September 21st, there has been a marked increase in building permits for new mobile homes, including permits which were cleared by the City in November 1991 but which could not be installed until now.

As of July 1992, 166 households receive rental payment assistance county-wide from the HUD Section 8 program administered by Rural Communities Housing Corporation. The households receiving assistance may live anywhere in the county. Lake County's housing authority is proposing an expansion of the Section 8 program and has 50 allocations available.

Though not indicated by the table, there has also been a trend of replacing substandard dwelling with newer units. This is encouraged by the City through the zoning regulations which limit costs by not requiring site improvements to be upgraded. In addition, since the zoning allows mobile homes constructed after June 15, 1982 to be relocated within the City, some owners sell their older units to help pay for a newer mobile home. In turn, these less expensive units become available to other households for installation in the city. Other benefits from replacing existing substandard units, particularly mobile homes, are: no additional sewer and water connection fees are required, a savings of \$4,000+; the owner receives credit towards fire impact fees, paying for only the increase in building area; and the school district allows the same credit as the fire district and also allows waives impact fees when there is a replacement of a mobile home with a mobile home.

Redevelopment

Redevelopment was not included in the current housing element programs. In 1990, the City Redevelopment Agency was created and a redevelopment plan was adopted. Implementation of the

redevelopment plan and use of the set-aside funds will significantly increase the opportunities for creating new housing, rehabilitating existing substandard structures, and eliminating blight which has discouraged private investment in housing.

Effect of the State Cease and Desist Order for Sewer System Improvements on New Construction

The State cease and desist order for sewer system improvements occurred at a time when new development, particularly multiple family housing projects, was increasing. In addition to the limitation on new connections, in 1991 Lake County Special Districts imposed a \$3,428 capacity expansion fee per single family residential unit to fund required improvements. This fee is charged at the same rate for each single family house, mobile home and apartment unit, making development of multiple family housing projects substantially more expensive.

The sewer cease and desist order stopped issuance of building permits in February 1991 until June 1991, when 50 connections were released. Projects were added to a waiting list and when the connections were released each developer had approximately two weeks to apply for building permits or lose his sewer allocation. The sewer allocation would also be revoked if the builder failed to complete within 60 days either the building foundation or the mobile home installation. Several households in the process of applying for FmHA financing withdrew their names from the sewer allocation list because their loans could not be approved in time for construction to start by June. Because of the uncertainty when future connections would become available, a number of the permits were issued to individuals and contractors owning property who either did not want to lose their investment or decided to build their second or retirement home now instead of waiting and risking that no connection would be available.

In November 1991, 27 additional connections were released specifically to a developer of an above-moderate income housing project. This developer had contracted with the County to complete improvements to the sewage treatment plant in return for the connections. These units are under construction and will be completed in 1992. However, the remaining two phases of the 88-unit subdivision could be delayed.

In June 1992 the final 173 connections were released (30 are restricted to commercial development). However, this latest release was done with little advance notice and a number of developers have been unable to complete financing arrangements. In addition, the State will not allow occupancy of the new buildings until the County completes required improvements, which is expected in September 1992 at the earliest. This limitation has stopped the installation of new mobile homes in areas requiring sewer

connections, since installations are completed within two months and the mobile home dealers and property owners are unable to insure the vacant units.

The cease and desist order stopped the planning and development of new multiple family residential projects. These projects require more time and substantial money to complete the design and approval process, and typically in the city these projects do not begin construction until approximately one year after planning approval. Because of the low income level of the city, more time is also required to obtain financing for new apartment projects. Because of the limited number of available connections and the fact that connections are issued on a first come-first served basis, new projects are not being proposed because of the uncertainty that sewer connections will be available when construction can begin.

In February 1991 the city had only one approved multiple family housing project which had not been constructed. The developer of a 22-unit multiple family housing project for the elderly had received all City planning and improvement plan approvals by the date that building permit issuance stopped. The application for FmHA financing would not be accepted since FmHA requires sewer service be guaranteed prior to consideration of financing. The developer could not reserve the needed sewer allocations in order to provide the needed guarantee to FmHA. The developer did receive a commitment for the connections in June 1992 and the FmHA loan request will be considered in September 1992. Since the building plans were approved in June 1991, the plan check was due to expire in June 1992 and the County granted an extension to December 1992. However, if the permit is not issued by that time, the development will need to be redesigned to the 1991 Uniform Building Codes which come into effect September 1992.

PROGRESS TOWARDS COMPLETING CURRENT HOUSING OBJECTIVES AND PROGRAMS

GOAL 1 ENCOURAGE NEW HOUSING

OBJECTIVE Facilitate construction of at least 130 units annually over the next five years, with at least 27 percent of these units being rental.

As shown by Table 22, 600 new dwellings were constructed between 1985 and 1991, an average on 100 units per year. The period between 1985 and 1987 had a very low building rate. Of the total number of units, 20 percent were multiple family. Mobile homes constituted 55 percent of the total new housing units and 70 percent of single family residential units. Since mobile homes are

typically the least expensive type of new single family residences (the cost per square foot is approximately one-half that of a stick-built house), this indicates that a significant portion of the new units are affordable to low and moderate income households.

The difference between the objective and the achieved housing was approximately 30 units per year or 23 percent of the goal. The percentage of the housing being multiple family residential was 20 percent compared with the goal of 27 percent.

The differences between the objective and the results can be attributed to several factors. First, the 1985 goal reflected a peak occurring that year, rather than the historic growth rate. Therefore, the objective may have been set too high. Secondly, achieving the goal was primarily based on market forces alone. Both the limited time the city was incorporated plus the effects of recession after the early boom from the development of the geothermal resources and McLaughlin Gold Mine severely limited public and private financing of new projects. In addition, significant political changes, including several council recall movements and a disincorporation movement, discourage long term investments in the city because of the uncertainty. Accomplishment of the goal was also hindered by the State's issuance of a cease and desist order limiting new sewer connections in February 1991.

Programs for Goal 1 - Promote New Housing

Program 1-1 Sphere of Influence Study

The Sphere of Influence study was completed in 1987 and adopted by the Lake County Local Agency Formation Commission (LAFCO) in 1988. The area designated in the study is of considerable importance as it constitute's Clearlake's largest reserve of future residential land.

Accomplishment of this goal had no effect on providing new housing during the planning period ending in 1992. Because of the surplus of available land, economic conditions, and the limitations on provision of services, no development has been proposed in the sphere of influence area. Development could occur during the last part of the 1992-1997 planning period. Due to the high costs of developing and providing services and utilities to these areas, the anticipated development will be above-moderate income housing.

Program 1-2 Inventory of Land

This has not been accomplished. An inventory of land by land use designation or zoning has been completed.

The most significant problems encountered in working on this

project was the severe staff limitations. Other obstacles include the lack of a comprehensive plan showing the improvements of all four of the community water systems and the lack of an adequate infrastructure inventory. The infrastructure inventory was completed in 1991, though deficiencies still need to be analyzed. With the increase of professional staff by two persons, this program has been rescheduled for completion in the 1992-1993 fiscal year. The availability of new information on infrastructure and utilities will permit identification of sites for development which have paved access and are adjacent to adequate utilities.

Program 1-3 Accessory Unit Ordinance

The 1987 comprehensive amendment of the zoning regulations included provisions allowing second residential units in all zones allowing single family residential. The units may be detached or attached. The units have the same development standards as the principal residence. Planning director approval at a public hearing is required. Eight units have been approved and five have been constructed.

In addition to the second residential unit ordinance amendment, an amendment to the Municipal Code Zoning Regulations in 1988 added provisions and standards for "granny residential units". This type of unit may be built as an accessory dwelling on any legal lot having a minimum of 5,000 square feet and on which the principal residence is owner-occupied. Occupancy of these units is limited to 1 or 2 persons 62 years of age or older. Development standards were adopted to provide for some of the special needs of the elderly. These units are smaller than the minimum allowed for new principal residences. Planning director approval at a public hearing is required. No applications have been received.

GOAL 2 IMPROVE ROADS, SEWERS AND WATER SUPPLY FOR HOUSING

OBJECTIVE City shall strive to complete programs geared towards improving the streets and sewers in the Chapman Tract (1-6 sewer improvement district) and at least one other district by 1988. In addition, the City shall work with the independent water suppliers to assure an adequate supply of good quality water.

The sewer improvements to improvement district 1-6 have been completed. Deficiencies identified in the Southeast Regional Wastewater Treatment Facility in 1983 have not been corrected by Lake County Special Districts. The City has no control over this service, though it has become actively involved in the planning process for alternative projects to correct the deficiencies.

The objective for improvement of streets was an overly ambitious objective considering that the City incorporated in 1982 and has

over 100 miles of dirt streets, most of them in the Chapman Tract area. Due to staff and funding limitations, there has been no progress towards working with property owners in the development of assessment districts. Progress towards this goal has also been hindered by the lack of drainage facilities and easements, the high costs of construction due to the topography, and the limited ability of the property owners and City to finance the improvements. The lower incomes, large proportion of persons on fixed incomes, and large amount of lower cost housing in the area also place a practical limit on the dollar amount of assessment which can be placed on each lot.

The City has worked with Konocti County Water District in its submittal of a CDBG application for improvements to the existing system in the Chapman tract area. The City has also worked with California Cities Water Company for replacement of the substandard treatment facilities and upgrading the distribution system; this district has been under a State order to improve its system since 1985. Limited city funds have prevented any financial participation in improving the water systems.

Programs for Goal 2 - Improve Streets, Sewer and Water

Program 2-1 Community Development Block Grants for streets and public facilities

The City obtained a \$500,000 CDBG for improvements to Miller Creek Stormwater Channel and the improvements were completed in 1989. Though the improvements did not reduce the 100-flood area, it has improved drainage in the residentially developed central portion of the city.

In 1992 the City has completed work related to a \$195,000 CDBG program for installation of street, water and drainage improvements related to the construction of a 99-bed convalescent hospital.

In 1991 the City applied for but was denied CDBG funding of drainage improvements as part of a housing rehabilitation program (the State did approve the housing rehabilitation portion of the grant).

CDBG funds are not available for general street improvements within residential areas. Assessment district financing and use of redevelopment funds are needed.

Program 2-2 Five-Year Capital Improvement Program

This has not been completed. The preliminary infrastructure inventory of streets and drainage was completed in 1990. The preliminary drainage plan has been completed in July 1992.

The lack of progress has been due to the political turmoil and subsequent staff reductions in 1983 and 1987. Progress has also been hindered by the lack of funds to prepare the studies or to plan for the implementation. The adoption of the redevelopment program in 1990 will provide some funding which can be combined with other sources to accomplish this goal.

The scope of the program may need to be expanded to address public facilities. Both the fire protection district and the school district have requested representation in the public facilities portion of this plan. Since this program was adopted in 1985, the City has acquired the two public parks as part of its acquisition of public lands objective in 1991. Also in 1991 the City acquired and transferred land for a new county library in the City. The City is currently in the process of acquiring Pearce Airport from the County.

GOAL 3 PROMOTE DIVERSITY OF HOUSING TYPES

OBJECTIVE The City should strive to maintain the existing housing stock of affordable rental units and mobile homes while facilitating the construction of new affordable multi-family units, manufactured homes and renter units.

As shown by table 22, new units representing all types have been completed in the 5 year planning period. As also discussed previously, the majority of these units are affordable. There have been no programs implemented to maintain the existing housing stock. The City has encouraged repair of units by exempting repairs from zoning clearance fees and separate city clearance. For additions and remodelling, the owner is not required to bring the existing structure to current codes. The City directs low income home owners to Rural Community Housing Corporation which administers grants when funds are available for certain repairs. In July 1992 a program Neighborhood Improvement Corp. was established using JTPA summer youth program personnel and a \$2,000 contribution from the redevelopment agency for minor repairs of dwellings for households with low income or disabled persons.

Programs for Goal 3 - Promote Diversity of Housing Types

Program 3-1 Amend the Zoning Ordinance

In 1987 following two years of public workshops and meetings, the City adopted a comprehensive amendment to the zoning text and map. This project accomplished a number of the projects specified in the 1982 General Plan and required by State law, with the specific projects listed separately below. This amendment included implementation of residential land use designations and housing density and land use intensity standards for general plan land use

and zoning classifications. Also approved were provisions allowing density bonuses for low income housing and for planned developments. At the same time, the General Plan text and Land Use Plan were amended for consistency with the zoning and to provide areas for high density development. Four subsequent revisions have been completed and an annual review program is being followed.

In 1987 the City adopted standards for development of mobile home parks and amended the zone districts to allow development with a conditional use permit in all residential districts. Only one new 82-unit park has been proposed and the hearing is pending.

The adoption of residential housing standards which improve the overall quality of the housing stock while still being equal to or less than the County's requirements has increased new units. The increase in the number of stick-built homes has also occurred since the adoption of the ordinance amendment.

Program 3-2 Promote Multi-Unit Housing

The 1987 zoning amendment added multiple family housing development standards, changed the approval requirements and added substantial areas where high density development is allowed. Approval requirements were changed to allow planning director approval for projects having densities not exceeding 10 units per acres and planning commission approval for projects having densities between 10 to 20 units per acre. The requirement for usable open space, including play areas for children, was added.

In 1987, the Zoning Regulations were also amended to provide a density bonuses for projects providing a minimum amount of low income housing (as required by State law) and for projects having more usable open space than the minimum requirement. Note that these density bonus provisions were a change from the 1982 guideline (6.18) that no projects be approved which have densities in excess of 20 units per acre.

A zoning amendment in 1988 allows multiple family residential uses in the community commercial and resort commercial zone districts which are in the downtown and commercial corridor areas.

The areas allowing high density residential uses were substantially expanded to include large parcels in areas having paved access and water and sewer service. In addition, the zoning allows multiple family housing in Mixed Use Residential Districts in the shoreline areas extending from the downtown to Clearlake Park and along Old Highway 53 from Lakeshore Drive south to Meadowood Drive.

Since these actions, two apartment projects having a total of 75 units have been approved and constructed and one 22-unit project

has been approved and is pending financing by FmHA. One of these projects was processed under planning director approval. There are still parcels available for new development.

Program 3-3 Housing Code

The City has adopted the Uniform Building Codes but have not proposed amendments which would result in reduced standards or costs. In 1988 the City eliminated its building department and has since contracted with Lake County Building Department. Therefore, there is no in-house staff to pursue this program at the present time.

Program 3-4 Special Planned Development Districts

In 1987 the City adopted standards for planned residential developments as a combining zone district. A density bonus is allowed for planned developments having more than the minimum required usable open space.

There have been no applications for planned developments. The City is processing a 321 acre recreational-residential project application under provisions of a specific plan which allows the same flexibility as a planned residential development, such as mixing housing types, clustering units and averaging density.

Program 3-5 Continue to Promote Manufactured Housing

The 1987 zoning ordinance amendment applies the same standards to all single family units regardless of type. The development standards permit mobile homes of typical size and construction. The installation of 331 mobile homes since 1985, 70 percent of all new single family units, indicates that this program has been effective. With the increased development standards for homes in the unincorporated areas, more mobile homes could be expected to be installed in the City during the next five year planning period.

GOAL 4 PROMOTE ENERGY CONSERVATION IN HOUSING DESIGN AND SITING

OBJECTIVE At least 25 percent of the city's present housing stock should be taking advantage of the energy conservation programs by 1988 and all new housing shall meet Title 24 provisions at a minimum.

Programs for Goal 4 - Energy Conservation

Program 4-1 P.G & E. Energy Audit and Conservation Loans

P.G & E. has been very aggressive in promoting and implementing its program. In consultation with the City, the utility's current program is focussing on obtaining 100 percent weatherization of existing homes in the older subdivided area between Austin Drive and Olympic Drive west of Old Highway 53.

Though not directed at structures, the City has supported and distributed information on the utility's shade tree program. P.G. & E. is also aggressively promoting this program and in 1992 the utility coordinated with the nursery in town to participate in the bare-root shade tree program.

Program 4-2 Geothermal Element of the General Plan

This has not been completed due to staff limitations. In addition, the priority has decreased with the decreased activity of the geothermal industry.

The City has obtained several grants in conjunction with Los Alamos Laboratory for development of the new technology of Hot Dry Rock geothermal energy. In July 1992 the City Council agreed in concept to participate with GEOelectric in the development of geothermal wells. In addition to potentially providing lower cost electricity to the residents of Clearlake, this development could also utilize treated sewage and help in the correction of the sewer system deficiencies. This private company has obtained geothermal rights for the properties in the Borax Lake area within the city and for properties in the city's sphere of influence north of Borax Lake and north of Burns Valley area.

Program 4-3 Zoning Ordinance Amendments for Passive Solar Heating and Cooling

The 1987 zoning ordinance amendment includes provisions encouraging the retention of trees through allowing administrative approval of setback reductions. This provision has been used since its adoption. No other amendments have been developed due to staff limitations.

GOAL 5 CONSERVE HOUSING FOR LOW AND MODERATE INCOME PEOPLE

OBJECTIVE The City shall strive to maintain existing housing and encourage development of 35 rental units per year until 1988. Ideally, the units should conform with the county's 1980 income distribution as follows: very low income, 31 percent; low income, 18 percent; moderate income, 24 percent; and above moderate, 27 percent.

As shown on Table 22, the City has had 122 new multiple family units since 1985. Although the numbers are not known, single family houses have also been constructed and rehabilitated for rental units. The substantial proportion of mobile homes and the fact that all the new apartment units are FmHA financed with Section 8 programs indicate that the housing is being geared to meet the demands of the market. The 1990 Census information on income distribution of the households is not yet available.

Program 5-1 HUD Section 8 Rental Assistance

As of July 1992, 166 households receive rental payment assistance county-wide from the HUD Section 8 program administered by Rural Communities Housing Corporation. The households receiving assistance may live anywhere in the county. Lake County's housing authority is proposing an expansion of the Section 8 program and the City will be considering participation in the program.

The City has cooperated with persons proposing multiple units projects which provide Section 8 housing by providing information on available sites and services. All the apartment projects approved during the last five year planning period participate in the Section 8 program.

Program 5-2 CDBG Small Cities Rehabilitation Program

In 1992 the City was awarded a \$280,000 grant for rehabilitation of twelve single family houses. The consultant has been selected and implementation is in process. Applications were not submitted earlier due to staff limitations and the inability to provide the local match funds.

Program 5-3 FmHA Home Ownership and Home Improvement Loans

This program was completed. Twenty houses completed in 1990 and 1991 were constructed through the FmHA 502 Self-Help Program administered by Rural Communities Housing Corporation (the City approved a reduction of parking development requirements for nine of these houses). The City contributed substantial staff time assisting in the design and development of this project. In addition, limited drainage improvements were installed to assist in

the development of this project. The City is continuing to support future FmHA 502 projects, though Rural Communities Housing Corporation is still in the planning stages on new projects.

Program 5-4 Article 34 Referendum

This has not been completed since the City lacked funding to develop, construct or acquire low-rent housing projects.

Program 5-5 Consider Condominium Conversion Ordinance

This has not been completed. There has been only two proposed condominium conversions of apartments, one completed for a six unit project and one approved approximately six years ago which has not been implemented. Since all the apartment projects are under restrictions for low income housing at this time, this program was delayed. Also, staff limitations limited work on this program.

Program 5-6 Assure that Development Having Low Income Units are Built at Maximum Allowable Densities

Staff has informed applicants of low income projects of the available density bonuses. The proposed multiple family projects have been at densities less than the maximum allowed. Due to limited staff, the City has not been able to provide engineering and site planning assistance beyond the standard processing of applications.

Program 5-7 Maintain Access to Housing Regardless of Race, Religion and Ethnic Background

The City accepts complaints about housing discrimination and refers them the appropriate agency. To date, there have been few complaints submitted. The City does not have a procedure for processing complaints. Staff limitations have constrained expansion of this program beyond this minimal level.

GOAL 6 PROMOTE ATTRACTIVE RESIDENTIAL NEIGHBORHOODS

OBJECTIVE [none stated in plan]

In addition to the adopted programs, in 1991 the City reestablished the code enforcement program after it was substantially reduced due to staff lay-offs and no funding. For the two year period prior to 1991, lack of an enforcement program resulted in many areas having substantial junk, brush, abandoned vehicles, and other nuisances which discouraged new development and harmed existing residents and

home values. The increased enforcement is reducing this problem. In addition, in 1991 the City helped organize and participate in two neighborhood clean-ups and is currently working with another neighborhood association for a clean-up event in the fall. In 1986 the City initiated the annual spring clean-up day which includes free disposal of refuse and a community clean-up project.

Due to limited staff and funds, there have been no programs for the removal of burned or severely dilapidated vacant residential structures.

Program 6-1 Neighborhood Noise Ordinance

The City adopted a noise ordinance for regulation of mechanical equipment, amplified sound and construction activity. The Police Department is responsible for enforcing the regulations. Problems of implementation include: the city personnel lack training and equipment to enforce noise limits measured in decibels; the ordinance does not effectively address noise which creates a nuisance but which is occurring at levels below the maximum allowed decibel level; the ordinance does not deal effectively with complaints about barking dogs; and the ordinance cannot deal with the number one noise complaint - noise created by aircraft using Pearce Airport.

Program 6-2 Weed Abatement

This program was implemented in 1983. In 1992 the City adopted a 3-Year Weed Abatement Program to be updated annually. The goal is to continue expanding enforcement of the program until all developed and undeveloped lots are cleared of dry vegetation. In 1992 the target or enforcement area contained 1,300 assessors parcels; property owners cleared all the property except 70-80 assessors parcels, which the City abated and will assess the costs.

Program 6-3 Shade Tree Program

The 1987 zoning ordinance amendment allows staff to approve reduction of setbacks up to 50% of the required minimum for the purpose of preserving trees. In 1990, the two subdivisions approved by the City Planning Commission required incorporation of existing trees into the lot design and house siting plans. Staff informs proponents of new projects about the incentives and benefits of retaining trees.

GOALS AND POLICIES

CHAPTER FIVE

GOALS AND POLICIES

GOAL

To provide safe and affordable housing for all persons by addressing the current deficiencies and planning for the future needs.

POLICIES AND OBJECTIVES

In compliance with State laws and to achieve the State's housing goals as stated within the introduction of this document, the City of Clearlake adopts the following policies:

1. To encourage development of new housing for all income groups.
2. To promote diversity of housing types - stick built houses, manufactured homes, rental apartments - in compatible and agreeable arrangements.
3. To provide adequate and sufficient sites for the development of all types of housing.
4. To improve infrastructure needed for housing, including streets, drainage, flood control, sewer and water system improvements.
5. To conserve housing for low and moderate income people.
6. To provide for the special housing needs of the people, including the elderly, persons with disabilities and the homeless.
7. To promote energy conservation in housing design and siting.
8. To promote attractive residential neighborhoods.
9. To promote fair housing opportunities for all persons regardless of age, race, sex, marital status, ethnic background, source of income, or other arbitrary factors.
10. To encourage and provide for public participation in the review and development of local programs and ordinances related to the development of housing opportunities and projects.

GUIDELINES FOR HOUSING

GENERAL PLAN MAP DESIGNATIONS FOR HOUSING - The housing land use categories are intended to allow in-fill on existing parcels in areas where the majority of the lots are developed, and encourage merger of lots in areas where many lots are undeveloped (6.01)

Very Low Density Residential - This category is applied to the few areas in the city where there are existing large lots subdivisions. The permitted densities require one and one-quarter acres to ten acres of land per dwelling unit (6.02).

Zone District - Residential, 1-1/4 to 10 acres per dwelling.
Examples of Permitted Uses - Single family residences, household gardening and animal raising, home occupations, small orchards, vineyards, and small scale enterprises conducted as home occupations (6.13).

Low Density Residential - This category includes most of the lower density subdivisions which make up the bulk of the residential development pattern in Clearlake and applies to existing subdivisions where substantial development has already occurred and in-fill of existing lots served by water, sewers and paved roads is planned. The allowable density ranges from 4,000 square feet to one and one-quarter acres per dwelling unit, or about one to eleven units per gross acre (6.03)

Zoning District - Residential, 4000 square feet to 1-1/4 acre per dwelling. Examples of Permitted Uses - Single family residences, home occupations by special use permit (6.14).

High Density Residential - This category applies to those areas in the community where multi-unit housing, at densities up to 20 units per acre, can be located if adequate sewer and water service can serve the site; the proposed project is compatible with surrounding land uses; and , specific site standards are met, such as off-street parking, installed and maintained landscaping, on-site low rise lighting, private open space, and paved roads, driveways and parking areas (6.04).

Zoning District - Residential High Density, 10 to 20 units per acre. Examples of Permitted Uses - See paragraph 6.16 (6.15).

DENSITY - In reviewing development proposals, the City will presume that the lowest density permitted by the General Plan is the density which should be approved. If the applicant demonstrates that site planning and engineering will be accomplished in a manner that respects construction conditions at the site, and that building orientation and appearance are appropriate to the site and

its context, a higher density may be approved. General Plan densities for specific properties will be calculated on the basis of net developable land (6.05).

NON-CONFORMING LOTS - Nonconforming lots are lots which do not meet standards for size, frontage or other established requirements. Many nonconforming lots exist in Clearlake. Merger of adjoining lots under common ownership is encouraged throughout the City. Merger of adjoining nonconforming lots under common ownership where a new unit is to be served by septic should be required (6.06).

MANUFACTURED HOMES - Single family manufactured homes may be developed in any residentially-designated areas of the city to standards specified in the zoning ordinance. No distinction shall be drawn between stick-built and manufactured homes (6.07).

MULTI-UNIT HOUSING - **MULTI-UNIT HOUSING** - Multi-unit housing may be developed in high density residential districts and in community commercial districts with specific site standards providing for adequate off-street parking, installed and maintained landscaping, on-site low-rise lighting, private open space, common usable open space, water, sewers and paved roads, driveways and parking area (6.08).

MOBILE HOME PARKS - New mobile home parks may be developed in low and medium density residential areas with specific site standards providing for adequate off-street parking, installed and maintained landscaping, on-site low-rise lighting, private open space, common usable open space, water, power, private and/or common storage sheds, and paved roads, driveways and parking area (6.09).

RENTAL HOUSING - Rental housing is needed in Clearlake and will be encouraged (6.10).

HOUSING REHABILITATION - Rehabilitation and maintenance to improve the quality of existing housing will be encouraged (6.11).

"SUBURBAN" TYPE NEIGHBORHOODS - Neighborhoods with paved streets, walkways or sidewalks, street trees, and deep lawns provide housing opportunities of a kind not readily available in Clearlake and should be encouraged (6.12).

LAND AVAILABILITY - The City shall make available information on building sites available for multiple family housing project development.

SPECIAL NEEDS - Development of projects providing housing for households having special needs shall be encouraged. Households having special housing needs include the elderly, the disabled, and female headed households with children.

FAIR HOUSING - The City shall promote fair housing opportunities for all persons regardless of age, race, sex, marital status, ethnic background, source of income, or other arbitrary factors.

PUBLIC PARTICIPATION - The City review of planned development and development regulations shall encourage public participation in the process.

FIVE-YEAR IMPLEMENTATION PLAN

CHAPTER SIX

FIVE YEAR ACTION PLAN

POLICY 1: ENCOURAGE NEW HOUSING

OBJECTIVE Facilitate construction of units for 20 very low, 70 low, and 80 moderate and above income households. Rehabilitate or facilitate rehabilitation of 40 very low and 20 low household income single family and multiple family units. Encourage and help facilitate the replacement of 50 single family units. Encourage development of units having 3 or more bedrooms.

While the desire may be to complete over 100 new units per year, the cease and desist order will prohibit this connection during the five year planning period. Therefore, the emphasis will shift from new units to rehabilitation, replacement and changes in existing units. The ratios used are based on 200 sewer connections being available to the City, with the remainder going towards commercial and unincorporated areas.

While at least 20 percent of these units should be rental units in order to maintain an adequate balance of rental to owner units, this is not possible without more connections or property owners voluntarily redeveloping existing multiple family housing in poor condition.

PROGRAMS FOR GOAL 1 - PROMOTE NEW HOUSING

PROGRAM 1-1 WORK WITH LAKE COUNTY SPECIAL DISTRICTS IN TIMELY COMPLETION OF PLANS AND IMPROVEMENTS NECESSARY FOR REMOVAL OF THE STATE CEASE AND DESIST ORDER LIMITING NEW SEWER CONNECTIONS.

Purpose. Delays in completing the plans and improvements for correction of the sewer system deficiencies results in continuing uncertainty as to when the problem will be corrected and new connections allowed. In addition to the limited number of available connections, the uncertainty discourages advance planning for projects which are to be constructed immediately after the removal of the cease and desist order.

Action. Continue participating in the Sewer Advisory Board and coordinating with Lake County staff. Explore and develop other options for disposal of treated water, specifically injection into geothermal wells within or nearby the treatment plant in Clearlake. Dependent upon the County's and State's response, additional actions may include more active participation in obtaining state approvals and clearances for geothermal well injection for wells within the City's boundaries and sphere of influence. Accordingly, the action plan will be modified as needed to expedite correction of sewer system deficiencies.

Responsible Agency. The City of Clearlake

Cost of Program. Staff time, initially that of the City Administrator. Dependent upon the County's response, the City's progress at promoting geothermal injection in the city, and the State, additional staff time may be allotted through subsequent program action plans.

Time Frame. On-Going through 1996 or when the improvements are completed.

**PROGRAM 1-2 WORK WITH LAKE COUNTY IN THE DEVELOPMENT OF A
PROGRAM ALLOWING TRANSFER OF SEWER CONNECTION
RIGHTS BETWEEN PROPERTIES IN THE CITY**

Purpose. As a means for maximizing use of the existing sewer connections, actively work with Lake County in the development and implementation of a program allowing owners demolishing dwelling units to sell the rights to their sewer connection. This would be used by owners of existing dilapidated and substandard structures which are beyond economic rehabilitation; the connection rights could sold to other developers as a means to finance rehabilitation costs. As part of this program, develop provisions for buying or reserving sewer connections for developers of low income housing, particularly multiple family housing.

Action. City staff researches similar programs in other jurisdictions and participates in preparation of a draft program. As part of this program, develop provisions for buying or reserving sewer connections for developers of low income housing, particularly multiple family housing. Participate in the public review and approval process. After adoption, promote program and implement record-keeping necessary to provide orderly implementation.

Responsible Agency. City staff, Lake County Special Districts.

Cost of Program. Dependent upon staff time required.

Time Frame. 1992/93 Fiscal year.

PROGRAM 1-3 ACCESSORY RESIDENTIAL AND GRANNY RESIDENTIAL UNITS

Purpose. There has not been significant development activity since the adoption of these zoning regulations. Review and consider amendments which would increase the development of these units, especially development of granny residential units.

Action. Obtain comments from the public and planning commission on changes which can increase development of these units, including consideration of allowing accessory residential units and granny residential units as permitted uses. Elimination of the public

hearing requirement will reduce application costs and processing time.

Responsible Agency. Planning Commission, City Council, staff.

Cost of Program. Implementation has been programmed for staff time only as part of the annual review and update of the zoning regulations.

Time Frame. 1993/94 Fiscal year.

**PROGRAM 1-4 PROVIDE ASSISTANCE FOR CONSTRUCTION OF NEW PROJECTS
PROVIDING HOUSING FOR LOW INCOME HOUSEHOLDS AND
HOUSEHOLDS IDENTIFIED AS HAVING SPECIAL HOUSING
NEEDS**

Purpose. There is a need for low cost and affordable housing, particularly multiple family housing. In the past, financing has been available only through FmHA. Additional funding could be provided through the city by participation in programs including but not limited to redevelopment, HUD Section 108 and FmHA programs.

Action. Obtain information on available programs and sources of funding. Through the redevelopment agency or the City, develop a housing assistance program in which the Agency or City will participate in the financing or development of new housing for target households.

Responsible Agency. Redevelopment Agency, City Council, staff.

Cost of Program. Staff time only for initial phase. Development of plan may require consultant to assist staff.

Time Frame. Collection of information in 1992/93 Fiscal year. Implementation dependent upon results of findings on available funding and Agency's or City's and funding of program in 1993/94 fiscal year.

**PROGRAM 1-5 ENCOURAGE DEVELOPMENTS HAVING LOW INCOME UNITS BE
BUILT AT MAXIMUM ALLOWABLE DENSITIES**

Purpose. The General Plan/Policies and Programs specifies that, in reviewing development proposals, the city will presume that the lowest density permitted by the General Plan is the density that will be approved, unless the applicant can make a specific demonstration that site planning and engineering will support a higher density within the overall permitted range on that site. As implemented through the Municipal Code, the current zoning regulations provide these three (3) separate ways to increase unit

density reducing per unit costs, all of which may be used for an individual project: (1) Municipal Code section 18-5.2 provides density bonuses for lower and very low income households and senior households; (2) Municipal Code section 18-3.6, "Planned Developments", encourages projects which have a variety of housing types within an individual development and allows up to a twenty (20%) percent density bonus for provision of net usable open space beyond the minimum required five (5%) percent of lot area; and (3) Municipal Code subsection 18-5.702, "Preservation of Native Vegetation," allows the approving body to grant the following: grant a ten (10%) density bonus; reduce up to fifty (50%) percent the minimum setback requirements, the minimum lot width and area requirements, and the minimum requirements for landscaping of parking lots and site, including the setback area and street tree requirements; and increase up to fifty (50%) percent the maximum allowable building height. Requests for any of these bonuses are processed and approved as part of the rezoning or development approval request with no additional fee charged.

The city shall encourage developers to include low income units in multi-unit or mixed use projects by providing technical assistance to these developers. The City shall also encourage design of projects so as to take advantage of the Municipal Code Zoning Regulation density bonus provisions available, so as to reduce the per unit cost of housing.

Action. Applicants for multi-unit projects shall be advised to the provisions of the Municipal Code and assisted by staff in targeting 20 percent or more of their units for lower income households or for senior citizens. Staff shall provide all feasible site planning and engineering assistance to developers to support approval of the maximum allowable density, assuming all other planning criteria are met.

Responsible Agency. Planning Department, Planning Commission.

Cost of Program. Staff time.

Time Frame: Ongoing.

**PROGRAM 1-6 AMEND MUNICIPAL CODE ZONING REGULATIONS FOR
COMPLIANCE WITH STATE DENSITY BONUS LAW**

Purpose. The Zoning Regulations were amended in 1987 to comply with the then-current requirements of State Government Code section 65915 for providing density bonuses in residential projects of five (5) or more units in which at least twenty-five (25%) percent are affordable to persons and families of low or moderate income or in which ten (10%) percent of the units are affordable to lower income households. Changes in the State law through 1990 require the Municipal Code provisions to be amended so as to grant a density

bonus of at least twenty-five (25%) percent, and an additional incentive, or financially equivalent incentive(s), to the developer of a housing development agreeing to construct at least: twenty (20%) percent of the units for lower income households; or ten (10%) percent of the units for very low income households; or fifty (50%) percent of the units for senior citizens.

Action. Obtain comments from public including contractors and other public and private agencies. Prepare and circulate draft for review and comment. Process and adopt municipal code amendment.

Responsible Agency. Planning Department, Planning Commission, City Council.

Cost of Program. Staff time.

Time Frame: Fiscal Year 1992/93.

POLICY 2: PROMOTE DIVERSITY OF HOUSING TYPES

OBJECTIVE: The City should strive to maintain the existing housing stock of affordable rental units and mobile homes while facilitating the construction of new units. Diversity shall be increased by encouraging new duplex, triplex, multiple family projects, and group housing for those persons requiring assisted living. The City shall encourage development of 20 percent of the housing being rental units. The units's rents and prices should conform with the county's 1990 income distribution as follows: very low income, 38 percent; low income, 23 percent; moderate income, 18 percent; and above moderate, 21 percent.

PROGRAMS FOR GOAL 2 - PROMOTE DIVERSITY OF HOUSING

PROGRAM 2-1 CONTINUE TO PROMOTE MANUFACTURED HOUSING

Purpose. Mobile homes have been and will continue to provide low cost single family housing in Clearlake.

Action. During the annual review of zoning regulations, review residential housing standards to ensure that they do not place undue restrictions on manufactured housing.

Responsible Agency. Planning Department, Planning Commission, City Council.

Cost of Program. Staff time.

Time Frame. Ongoing.

PROGRAM 2-2 PROMOTE MULTIPLE FAMILY HOUSING

Purpose. Development standards for multiple family housing were adopted in 1987 and revised in 1988. The standards need to be reviewed periodically to ensure that they do not unduly restrict development of new multiple family housing.

Action. During the annual review of zoning regulations, review multiple family housing standards to ensure that they do not place undue restrictions on development of these types of housing.

Responsible Agency. Planning Department, Planning Commission, City Council.

Cost of Program. Staff time.

Time Frame. Ongoing.

**PROGRAM 2-3 PROVIDE ASSISTANCE FOR DEVELOPMENT OF MULTIPLE
FAMILY HOUSING AND GROUP HOUSING**

Refer to Program 1-4.

PROGRAM 2-4 SPECIAL PLANNED DEVELOPMENT DISTRICTS

Purpose. Amend planned residential development standards to apply to projects smaller than two acres and to encourage projects containing a mixture of rental housing with single family development.

Action. Obtain information on standards within other jurisdictions and information from developers. Prepare and process a zoning ordinance text amendment.

Responsible Agency. Planning Department, Planning Commission, City Council.

Cost of Program. Staff time only.

Time Frame. 1994/95 Fiscal year.

PROGRAM 2-5 MIXED USE PLANNED DEVELOPMENT DISTRICTS

Purpose. Establish standards which preserve existing and promote new commercial/residential mixed use projects.

Action. Obtain information on standards within other jurisdictions. Obtain information and comments from public, land owners and developers. Prepare and process a zoning ordinance text amendment.

Responsible Agency. Planning Department, Planning Commission, City Council, Redevelopment Agency.

Cost of Program. Staff time only.

Time Frame. 1994/95 Fiscal year.

**POLICY 3: TO PROVIDE ADEQUATE AND SUFFICIENT SITES FOR THE
DEVELOPMENT OF ALL TYPES OF HOUSING**

**OBJECTIVE: THE CITY SHALL CONTINUE REVIEW AND ASSESSMENT OF SITES
SUITABLE FOR DEVELOPMENT OF HOUSING TO REFLECT CHANGING CONDITIONS
AND HOUSING OBJECTIVES.**

PROGRAM 3-1 INVENTORY OF LAND

Purpose. AB 2853 requires that an inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, be made. The inventory shall include an analysis of the environmental and service constraints as well as general plan and zoning for each site. The purpose of the inventory is to show that the community has sufficient developable land to accommodate construction of a broad range of housing types commensurate with identified housing needs. The land use inventory establishes the data base from which the city can initiate other needed programs such as zoning of unclassified parcels to meet future anticipated growth patterns and assembly of non-conforming lots which do not meet standards for size, frontage, and other requirements. In addition, this information and service system adequacy obtained in the survey will be used during the development of a five-year capital improvements plan.

Action. Implementation of a city-wide program to identify lands potentially available for residential use. The inventory shall consider site characteristics, including parcel location, size and general topography; existing land uses; General Plan and zoning designations; environmental constraints; surrounding land uses; and geothermal access. The inventory shall include information provided by the completed infrastructure inventory and drainage study.

The building site identification process should be an ongoing one which maintains an inventory of sites adequate to meet anticipated five-year demand with an additional reserve to accommodate replacement units and facilitate the smooth functioning of the land market. In its initial year, sites adequate to accommodate approximately 1,000 units (five years forecast need, plus almost fifty percent) shall be identified in the inventory.

Responsible Agency. The City of Clearlake

Cost of Program. Staff time estimated at 160 hours (use of volunteer planning technician with 5% of the time by permanent staff).

Time Frame. 1993, to be updated annually. Implementation depends upon continued participation of volunteer planning technician

PROGRAM 3-2 COMPREHENSIVE GENERAL PLAN UPDATE

Purpose. Update the general plan mandatory elements and add optional elements which reflect current and future conditions and changing goals and policies. Though funds are limited, begin the process with the objective of completing the full update prior to the State's release of the sewer cease and desist order when substantial need development demand is expected.

Action. Phase 1: Apply for State planning assistance grant. Prepare scope of work and define process using neighborhood workshops as basis for public input and participation in formulation of the vision statement, goals and objectives.

Phase 2: Collection of available data and identification of preliminary data needs. Phase 3: Initiation of public workshop/participation process for development of vision statements, goals and objectives. Phase 4: Collection of additional data. Preparation of the document, environmental impact report, with public review and participation in revision of working drafts. Phase 5: Completion and adoption of general plan and EIR. Phase 6: Implementation through amendments of the zoning regulations and other municipal codes.

Responsible Agency. Planning Commission, City Council, staff

Cost of Program. Phase 1 has been programmed for staff time only. Costs will be programmed and present to City Council for review and approval following completion of Phase 1.

Time Frame. Phase 1: 1992/93 Fiscal year; Phase 2: starting at end of 1992/93 fiscal year; Phase 3: 1993/94 fiscal year; Phase 4: 1993/94 into the 1994/95 fiscal year; Phases 5 & 6: end of 1994/95 fiscal year and 1995/96 fiscal year.

PROGRAM 3-3 UPDATE SUBDIVISION ORDINANCE

Purpose. The current ordinance is the County's ordinance adopted by reference with minimal amendments. The ordinance is rigid and does not promote creative design or allow planned residential developments having other than traditional grid lot patterns.

Action. Complete and distribute draft for review and comment. Submit revised draft to Planning Commission and City Council for review and approval.

Responsible Agency. Planning Commission, City Council, staff.

Cost of Program. Implementation has been programmed for staff time only.

Time Frame. 1992/93 Fiscal year.

POLICY 4: TO IMPROVE INFRASTRUCTURE NEEDED FOR HOUSING,
INCLUDING STREETS, DRAINAGE, FLOOD CONTROL, SEWER
AND WATER SYSTEM IMPROVEMENTS

OBJECTIVES

THE CITY SHALL CONTINUE ITS ONGOING EFFORTS TO IMPROVE STREETS AND OBTAIN NEEDED STREET IMPROVEMENTS, E.G. CURB, GUTTER, SIDEWALKS THROUGH USE OF ASSESSMENT DISTRICTS, REDEVELOPMENT FUNDS, AND OTHER AVAILABLE FUNDING.

THE CITY SHALL COMPLETE PLANS FOR COMMUNITY DRAINAGE AND FLOOD CONTROL IMPROVEMENTS.

THE CITY SHALL CONTINUE WORKING WITH THE LAKE COUNTY SPECIAL DISTRICTS OFFICE IN PLANNING AND INSTALLING IMPROVEMENTS TO THE SEWAGE DISPOSAL SYSTEM NECESSARY FOR THE STATE TO REMOVE THE CEASE AND DESIST ORDER ON NEW CONNECTIONS.

THE CITY SHALL WORK WITH THE FOUR INDEPENDENT WATER SUPPLIERS TO ASSURE AN ADEQUATE SUPPLY OF GOOD QUALITY WATER.

PROGRAMS FOR GOAL 4 - IMPROVE STREETS, DRAINAGE, FLOOD CONTROL,
SEWER AND WATER

PROGRAM 4-1 STREET AND DRAINAGE ASSESSMENT DISTRICTS

Purpose. Substantial areas of residential development within the City have no paved streets, curb and gutters, or drainage improvements. There has been increasing interest expressed by property owners for the City to assist and participate in the formation of assessment districts for installation of these improvements.

Action. Prepare manual for use by community groups in the formation of assessment districts which specifies actions required by each party. Assist community groups in determining realistic scope of improvements. Draft programs for Redevelopment Agency consideration which could assist elderly and disabled low income owners of single family homes in making assessment payments.

Responsible Agency. City Engineer, City Administrator, City Council, Redevelopment Agency.

Cost of Program. Programmed for staff time only.

Time Frame. 1992/93 and 1993/94 Fiscal years.

PROGRAM 4-2 COMPLETE CIRCULATION ELEMENT

Purpose. The City's arterial and collector road system has not been developed to provide for planned increases in traffic without improvements to the road and drainage systems. Development of a plan which could determine fair-share off-site improvements required by new development would assist new development and ensure adequate access and circulation within the City.

Action. Complete staff review of draft plan prepared by Area Planning Council traffic engineer. Prepare and process environmental assessment and general plan amendment.

Responsible Agency. City Engineer, Planning Department, Planning Commission, City Council.

Cost of Program. Programmed for staff time only.

Time Frame. 1992/93 Fiscal year.

PROGRAM 4-3 COMPLETE DRAINAGE STUDY AND PLAN

Purpose. The City completed a preliminary inventory of drainage improvements in fiscal year 1990-91. Drainage is a major limitation on development within the City. Development of interim measures as part of construction raises the costs of housing. New development without drainage provisions may also have potential adverse impacts on existing development.

Action. Complete staff review of draft plan prepared by contract engineer. Prepare and process environmental assessment and plan adoption. Include consideration of funding sources.

Responsible Agency. City Engineer, City Administrator, Planning Department, City Council, Redevelopment Agency.

Cost of Program. \$15,000.

Time Frame. 1992/93 Fiscal year.

PROGRAM 4-4 FIVE-YEAR CAPITAL IMPROVEMENTS PROGRAM

Purpose. A capital improvements program typically establishes for a five year period what capital improvements are most needed, where they are needed, and when they should be provided, as well as how they should be financed. Capital improvements usually include sewer and water facilities, street and drainage improvements, street lights, traffic signals, police and fire facilities, park acquisition, airport, and similar types of public projects. A five-year program would help the City of Clearlake provide a long-

term framework for applying for and utilizing CDBG funds, as well as other funds.

Action. Development will be done in sections, with streets and drainage improvements to be completed in fiscal year 1992/93. After careful study of the development policies set forth in the general plan, the major capital needs of the city should be identified and ranked in order of priority. The land use inventory will provide significant new information useful in formulating the CIP. Once a prioritized plan is assembled, it is reviewed annually and amended to add or delete programs and objectives.

Responsible Agency. City Engineer, Planning Department, City Council, Redevelopment Agency.

Cost of Program. Costs will be identified in the annual budget process and generalized in the program for later years.

Time Frame. Completion of circulation element and drainage plan programmed for fiscal year 1992/1993. Completion of other portions of plan to be considered in fiscal years 1993/1994 through 1995/96, dependent upon available funding. Review and update annually thereafter.

**PROGRAM 4-5 COMMUNITY DEVELOPMENT BLOCK GRANTS FOR SMALL CITIES
 (CDBG) FOR STREETS AND PUBLIC FACILITIES**

Purpose. CDBG funds may be used to provide streets and public facilities to support housing for targeted income groups.

Action. In conjunction with developers of proposed housing projects which will provide housing for targeted income and need groups, apply for CDBG funding to assist in completion of needed capital public improvements. Future grant applications may be for sewer and street improvements in the area north of Clearlake Park. Once a prioritized program is established, grant applications should systematically be submitted by the city.

Responsible Agency. City Engineer, City Administrator, Planning Department, City Council, Redevelopment Agency.

Cost of Program. Costs will be identified on a per project basis.

Time Frame. On-going. Increase in program activity anticipated approximately one year prior to completion of sewer system improvements necessary for the removal of the State sewer cease and desist order.

PROGRAM 4-6 IMPROVEMENTS TO SEWAGE DISPOSAL SYSTEM

Refer to the Programs under Policy 1, "Encourage New Housing," regarding actions to encourage and assist needed improvements in the system to comply with the State cease and desist order against new sewer connections.

**PROGRAM 4-7 COORDINATE ASSESSMENT OF WATER SYSTEM IMPROVEMENTS
AND ASSIST IN SYSTEM IMPROVEMENTS**

Purpose. There are four independent water purveyors within the City. In addition, significant portions of the City is served by private wells. Assessment and inventory of all the systems is needed to analyze existing improvements, proposed improvements by each system, and fire flows. This information can be used to assist public purveyors in their application for CDBG funds for system improvements. Information can also be used to determine potential City CDBG applications for water system improvements to assist development of target housing.

Action. Coordinate with water purveyors and Lakeshore Fire Protection District to assess existing information and future information needs. Determine available base systems which can be used without additional funding. Develop base map or information system for use by agencies and purveyors. Incorporate where feasible into the capital improvements program.

Responsible Agency. Planning Department, City Council, Redevelopment Agency.

Cost of Program. Costs will be identified in the annual budget process and generalized in the program for later years.

Time Frame. 1993/94 Fiscal year.

**POLICY 5: TO CONSERVE LOW AND MODERATE INCOME HOUSING
AND PROMOTE NEW HOUSING OPPORTUNITIES**

Housing conservation for low income and moderate income people is by some definitions a matter of retaining existing housing for these income groups at prices affordable to them over time. In this case, a much broader definition is applied, one that encompasses not only retention of existing low- and moderate-income units, but also encourages development of new affordable housing and rehabilitation of existing affordable units. In October, 1991, the state housing element law was amended to require an inventory and analysis of programs to preserve assisted-housing at risk of converting to non-low-income uses. These conversions are anticipated to occur when funding sources expire. The City has identified such projects; however, those funding sources will be available through the 1997 planning period.

OBJECTIVES

THE CITY SHALL STRIVE TO MAINTAIN EXISTING HOUSING STOCK IN SOUND CONDITION AND SHALL HELP FACILITATE THE REPAIR OR REHABILITATION OF 40 VERY LOW AND 20 LOW HOUSEHOLD INCOME SINGLE FAMILY AND MULTIPLE FAMILY UNITS.

THE CITY SHALL ENCOURAGE AND HELP FACILITATE THE RETENTION OF EXISTING VERY LOW AND LOW INCOME UNITS WITHIN PROJECTS WHICH PROVIDE HOUSING FOR TARGETED HOUSEHOLDS.

THE CITY SHALL ENCOURAGE RETENTION OF EXISTING RENTAL UNITS.

PROGRAMS FOR GOAL 5 - CONSERVE LOW AND MODERATE INCOME HOUSING

PROGRAM 5-1 HOUSING AFFORDABILITY STRATEGY

Purpose. The City has received a \$30,000 CDBG Technical Assistance Planning Grant to complete this plan. This strategy will include consideration of both retention of existing low cost housing and consolidation with other programs and funding for provision of affordable housing.

Action. Complete plan in accordance with approved CDBG grant.

Responsible Agency. Planning Department, City Council, Redevelopment Agency.

Cost of Program. \$30,000 (CDBG grant).

Time Frame. To be completed 1992/93 fiscal year.

PROGRAM 5-2 PUBLIC INFORMATION ON AVAILABLE PROGRAMS

Purpose. To provide information to home owners and property owners on available programs having funding for rehabilitation and repair of existing homes. The City currently directs low income home owners to Rural Community Housing Corporation which administers grants when funds are available for certain repairs.

Action. Consult and coordinate with Rural Communities Housing Development Corporation, Lake County Housing Authority, North Coast Opportunities, and other agencies regarding available information and recommended format for dispersing information to targeted households. If publications not existing, coordinate with other agencies in publication of informational and referral hand-outs.

Responsible Agency. Planning Department, City Council.

Cost of Program. To be determined for review by City Council and Redevelopment Agency based upon scope of approved program as part of the annual review process.

Time Frame. 1994/95 fiscal year and on-going if approved by City Council or Redevelopment Agency.

**PROGRAM 5-3 HOUSING AND FIRE CODE INSPECTION AND ENFORCEMENT
PROGRAM FOR EXISTING RESORT AND MULTIPLE FAMILY
HOUSING PROJECTS**

Purpose. There is a substantial number of older resorts and multiple family housing projects which were constructed prior to the enforcement of building codes in the 1960's. In addition, a number of the units have fallen into poor repair which has created unhealthy or unsafe living conditions.

Action. Phase 1: Develop preliminary program for enforcement, including identification of public and private funding sources to facilitate rehabilitation and repair of units. Phase 2: Obtain City Council and Redevelopment Agency authorization to proceed on approved program. Implementation dependent upon scope of approved program and available funding.

Responsible Agency. Planning Department, Redevelopment Agency, City Council, Lake County Building Department.

Cost of Program. To be determined by City Council and Redevelopment Agency based upon scope of approved program as part of the annual review process.

Time Frame. Phase 1: Programmed for 1992/93 fiscal year.
Phase 2: To be determined upon approval (1993/94 fiscal year likely earliest implementation date).

PROGRAM 5-4 NEIGHBORHOOD IMPROVEMENT CORP.

Purpose. In July 1992 a program Neighborhood Improvement Corp. was established using JTPA summer youth program personnel and a \$2,000 contribution from the redevelopment agency for minor repairs of dwellings for households with low income or disabled persons. This program could be extended using redevelopment and CDBG funds.

Action. Assess need for program based on activity of pilot program. Apply for CDBG funding for on-going program.

Responsible Agency. Planning Department, City Council, Redevelopment Agency.

Cost of Program. To be determined for review by City Council and Redevelopment Agency based upon scope of approved program and CDBG grant.

Time Frame. 1992/93 fiscal year and on-going if approved by City Council and Redevelopment Agency.

**PROGRAM 5-5 PROVIDE ASSISTANCE FOR CONSTRUCTION OF NEW PROJECTS
PROVIDING HOUSING FOR LOW INCOME HOUSEHOLDS AND
HOUSEHOLDS IDENTIFIED AS HAVING SPECIAL HOUSING
NEEDS**

Refer to Program 1-4 for proposed program

**PROGRAM 5-6 DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT LOW
INCOME RENTAL ASSISTANCE (HUD SECTION 8)**

Purpose. This program provides rent subsidies for targeted income group occupants of Section 202 projects. As of July 1992, 166 households receive rental payment assistance county-wide from the HUD Section 8 program administered by Rural Communities Housing Corporation. The households receiving assistance may live anywhere in the county. Lake County's housing authority is proposing an expansion of the Section 8 program and the City will be considering participation in the program.

Action. The Section 8 program is administered locally by the Rural Communities Housing Development Corporation (RCHDC). The city can assist in locating land and existing housing suitable for Section 8 subsidies. The City will cooperate with Lake County Housing Authority and may participate in its Section 8 housing program currently under development.

Responsible Agency. RCHDC in conjunction with the City of Clearlake, Planning Department, City Council, Redevelopment Agency.

Cost of Program. None to the city.

Time Frame. Ongoing.

PROGRAM 5-7 CDBG SMALL CITIES HOUSING REHABILITATION PROGRAM

Purpose. Four basic functions are fundamental to the day-to-day operation of a housing rehabilitation program: program management; program marketing; loan processing, and construction initiation and inspection. The first three functions, administration and operations, can consume up to 20 percent of allocated funds. The Small Cities Housing Rehabilitation Program is the only program available comprehensive enough to cover these costs. As such, it is the best program to apply to for initial rehabilitation monies and, where necessary, CDBG funding can be supplemented with public and/or private sector funding such as FMHA 502 and 504 programs.

Action. The City shall complete work related to the approved housing rehabilitation CDBG funding and apply for a continuation and expansion of the program. The City shall explore and pursue projects for which CDBG funds may be combined with other loans and grants, such as FMHA 502 and 504 programs and redevelopment funds.

Responsible Agency. Planning Department, City Administrator, City Council, Redevelopment Agency.

Cost of Program: Staff time in preparation of grant application. Required matching funds dependent upon amount of grant awarded and is approved on a case-by-case basis.

Time Frame: Fiscal year 1992/93 and ongoing.

PROGRAM 5-8 FARMERS HOME ADMINISTRATION (FMHA) HOME OWNERSHIP AND HOME IMPROVEMENT LOANS (FMHA 502)

Purpose. The FMHA 502 program is a self-help program administered by the Rural Communities Housing Development Corporation which acts as a housing authority for Lake and Mendocino Counties. Under the 502 program, direct loans are targeted to income groups for owner-occupied construction, mortgage, and rehabilitation financing.

Action. Assist Rural Communities Housing Development Corporation in locating other suitable sites for future projects.

Responsible Agencies. RCHDC, in combination with the City of Clearlake Planning Department.

Cost of Program. Costs of the program are borne by FMHA. No cost to the City of Clearlake.

**PROGRAM 5-9 REDEVELOPMENT PROGRAMS TO CONSERVE EXISTING UNITS
AND ENCOURAGE NEW RESIDENTIAL DEVELOPMENT**

Purpose. The adopted redevelopment plan proposes potential specific programs which will conserve existing low cost housing and encourage new housing.

Action. The Redevelopment Agency shall continue consideration and action on implementation of programs which are consistent with the redevelopment plan and the Housing Element Five-Year Implementation Plan.

Responsible Agency. Planning staff, Redevelopment Agency.

Cost of Program. Reviewed and approved on annual basis as part of the budgeting process.

Time Frame. On-going.

PROGRAM 5-10 ARTICLE 34 REFERENDUM

Purpose. Article 34 of the California State Constitution requires voter approval for all low-rent housing projects developed, constructed, or acquired in any manner by any public body. Exempt from the provisions of Article 34 are rehabilitation, Section 8 low-rent subsidies if constructed by a private contractor, and mixed income rental housing not primarily low income.

Action. The city shall conduct a local referendum as required under Article 34 to gain voter approval for locally sponsored low and moderate income housing.

Responsible Agency. Planning staff, in combination with Clearlake City Council.

Cost of Program. Staff time, public relations campaign and election costs.

Time Frame. Not scheduled. City participation in development of a project not likely prior to 1994/95 fiscal year.

PROGRAM 5-11 CONSIDER CONDOMINIUM CONVERSION ORDINANCE

Purpose. Owners of rental apartments and mobile home parks may seek to have their units/spaces converted to ownership by occupants. Many communities restrict such conversion in order to conserve the stock of affordable rental housing. Clearlake's mobile home parks seem unlikely to be subject to pressure for conversion because they were established as resorts and would command higher values sold as a unit than on a piece-by-piece

basis. The community also lacks rental units in the kind of multi-family projects most subject to condominium conversion, since multi-family rental units are primarily in subsidized projects committed to rental purposes for the long-term. However, these conditions may change as the housing stock expands over time.

Action. Continue to monitor owner-initiated actions which might anticipate conversion of rental apartments or mobile home parks to condominiums. Develop a condominium conversion ordinance when and if conditions warrant.

Responsible Agency. Planning Department, Planning Commission, City Council.

Cost of Program. Staff time.

Time Frame: Ongoing.

POLICY 6: TO PROVIDE FOR THE SPECIAL HOUSING NEEDS OF THE PEOPLE, INCLUDING THE ELDERLY, PERSONS WITH DISABILITIES AND THE HOMELESS

OBJECTIVES:

THE CITY SHALL ESTABLISH AND PARTICIPATE IN PROGRAMS WHICH ASSIST ELDERLY AND DISABLED PERSONS IN FUNDING AND COMPLETING REPAIRS AND IMPROVEMENTS TO THEIR SINGLE FAMILY HOMES.

THE CITY SHALL ENCOURAGE ESTABLISHMENT OF EMERGENCY AND TRANSITIONAL HOUSING FOR THE HOMELESS.

PROGRAMS FOR GOAL 6 - SPECIAL HOUSING NEEDS

PROGRAM 6-1 UPDATE HOUSING INVENTORY AND NEEDS ASSESSMENT

Purpose. This inventory and assessment need to be updated every 30 months. The needs assessment and housing conditions inventory also should identify conditions which require corrections with respect to fulfilling the needs of elderly and disabled residents.

Action. Apply for CDBG Planning Technical Assistance grants and perform assessments with assistance from consultants.

Responsible Agency. Planning Department, City Council.

Cost of Program. \$30,000 per assessment and inventory.

Time Frame: Ongoing (every 24 months). CDBG application filed in June 1992.

PROGRAM 6-2 PROGRAM TO ADDRESS CORRECTION OF MINOR HOUSING DEFICIENCIES FOR ELDERLY AND HANDICAPPED RESIDENTS

Purpose. Many residences may be considered "sound" but have design deficiencies which limit the mobility of the elderly or handicapped residents and/or may create unsafe conditions. Many of the elderly and disabled homeowners do not have the money to make these improvements. The purpose of this program is to make corrections of minor deficiencies needed to assist elderly and handicapped persons to continue living independently in single family residences. This program is needed because of the majority of the elderly and disabled live in single family residences.

Action. Review updated needs assessment. Consult with other agencies and social service organizations. Define scope of program and identify funding sources. Consider combining with the Neighborhood Improvement Corps. Prepare program for City Council

or Redevelopment Agency approval. Apply for CDBG grant. Implement program.

Responsible Agency. Planning Department, City Council, Redevelopment Agency.

Cost of Program. To be budgeted. Anticipate use of CDBG and redevelopment funds.

Time Frame: Fiscal year 1992/93, review updated needs assessment. Prepare program for City Council or Redevelopment Agency approval in fiscal year 1993/94.

**PROGRAM 6-3 ZONING AND BUILDING REGULATION OF PERMITS TO
CORRECT MINOR HOUSING DEFICIENCIES FOR ELDERLY AND
HANDICAPPED RESIDENTS**

Purpose. The zoning ordinances provide no setback exceptions for ramps or wider decks needed for wheel chair accessibility. The current zoning and building fee schedules do not exempt or lower fees for these types of improvements.

Action. Process blanket fee waiver request of zoning clearance fee. Request Lake County Building Department to provide permit and inspection services at a reduced cost. Propose and process amendment to zoning regulations allowing certain temporary improvements to encroach into setback areas.

Responsible Agency. Planning Department, Planning Commission, City Council, Lake County Building Department.

Cost of Program. Implementation has been programmed for staff time only as part of the annual review and update of the zoning regulations.

Time Frame. 1993/94 Fiscal year.

**PROGRAM 6-4 LOAN PROGRAM FOR MODERATE REPAIRS TO SINGLE FAMILY
RESIDENCES OWNED BY ELDERLY AND DISABLED**

Purpose. The adopted redevelopment plan proposes potential funds for no or low-interest loans to elderly and disabled persons for completing moderate repairs or rehabilitation of their homes.

Action. Review updated needs assessment. Consult with other agencies and social service organizations. Define scope of program and identify funding sources. Prepare program for City Council or Redevelopment Agency approval. Apply for CDBG grant. Implement program.

Responsible Agency. Planning Department, City Council, Redevelopment Agency.

Cost of Program. To be budgeted. Anticipate use of CDBG and redevelopment funds.

Time Frame: Prepare program for City Council or Redevelopment Agency approval in fiscal year 1994/95.

PROGRAM 6-5 SUPPORT SERVICES FOR ELDERLY AND DISABLED PERSONS

Purpose. The majority of units within the City are single family residences. Since there is limited alternative housing, the City needs to support services which allow disabled and elderly residents to remain living in their single family homes for as long as possible. Support services can include transportation and assistance with meals and housekeeping.

Action. Continue to support Dial-A-Ride, the Senior Center and other programs providing support. Consider expansion of the City's support of services based upon need.

Responsible Agency. City Council, City Administrator.

Cost of Program. Part of the annual budget review and community reinvestment act process.

Time Frame. On-Going.

PROGRAM 6-6 REGULATIONS ALLOWING GRANNY RESIDENTIAL UNITS

Purpose. No applications have been submitted since the adoption of the zoning amendment allowing granny residential units. Review and consider amendments which would expand the class to allow units to be used by disabled and to encourage production of these units, including consideration of allowing granny residential units as permitted uses (reducing time and costs for processing).

Action. Obtain comments from the public and planning commission on changes which can increase development of these units,

Responsible Agency. Planning Commission, City Council, staff.

Cost of Program. Implementation has been programmed for staff time only as part of the annual review and update of the zoning regulations.

Time Frame. 1993/94 Fiscal year.

**PROGRAM 6-7 CONGREGATE CARE AND GROUP HOUSING FOR ELDERLY AND
DISABLED PERSONS**

Purpose. There is limited assisted housing within the City. This type of housing is needed to serve the full range of housing needs within the community.

Action. Obtain comments from the public, developers and other agencies about the need for and development of congregate care and group assisted housing. Review potential funding sources. If need and feasibility established, prepare program for City Council and/or Redevelopment Agency approval. Implement program which establishes type and level of City participation and funding.

Responsible Agency. City Council, Redevelopment Agency and staff.

Cost of Program. To be part of annual budget programming.
Promote congregate care

Time Frame. 1994/95 Fiscal year.

PROGRAM 6-8 PROMOTE LOW COST CHILD CARE FACILITIES

Purpose. Child care is a substantial cost for low income female-headed households with children. The availability of lower cost child care will allow more income to be spent towards housing and other family needs.

Action. Obtain comments from the public and other agencies about the need for and development of child care. Consider amendment of zoning ordinance to encourage development of small and large child care facilities.

Responsible Agency. Planning Department, Planning Commission, City Council.

Cost of Program. To be part of annual budget programming.

Time Frame. 1995/96 Fiscal year.

PROGRAM 6-9 PROMOTE LOW COST HOUSING FOR LARGE FAMILIES

Purpose. Larger families have limited available units and more often overpay with respect to income for rent of units having three or more bedrooms. 3+ Child care is a substantial cost for low income female-headed households with children. The availability of lower cost child care will allow more income to be spent towards housing and other family needs.

Action. Obtain comments from the public and other agencies about ways to encourage builders to construct larger units for families. Consider amendment of zoning ordinance or programs to encourage development of these units.

Responsible Agency. Planning Department, Planning Commission, City Council.

Cost of Program. To be part of annual budget programming.

Time Frame. 1995/96 Fiscal year.

PROGRAM 6-10 SITE SELECTION FOR EMERGENCY HOUSING FOR THE HOMELESS

Purpose. Homeless persons require emergency or transitional housing. A problem in the past has been local neighborhood opposition to the establishment of these facilities in residential areas. General site selection and development standards are needed so that agencies such as North Coast Opportunities can select appropriate sites for this housing. This could include consideration of allowing emergency shelters as permitted uses in the Community Commercial zone.

Action. Obtain comments from the public and other agencies about the need and design requirements for this type of housing. Review previous applications for information on past controversies and how these issues should have been addressed. Develop site selection criteria and other standards which would reduce potential problems and assist in the development of shelter for the homeless.

Responsible Agency. Planning Department, Planning Commission, City Council.

Cost of Program. To be part of annual budget programming.

Time Frame. 1995/96 Fiscal year.

**POLICY 7: TO PROMOTE ENERGY CONSERVATION IN HOUSING DESIGN
AND SITING**

OBJECTIVE: AT LEAST 50 PERCENT OF THE CITY'S PRESENT HOUSING STOCK SHOULD BE TAKING ADVANTAGE OF THE ENERGY CONSERVATION PROGRAMS BY 1997.

PROGRAMS FOR GOAL 7 - ENERGY CONSERVATION

**PROGRAM 7-1 PACIFIC GAS AND ELECTRIC PROGRAMS (PG&E ENERGY
AUDIT AND CONSERVATION LOANS)**

Purpose. Two important programs are currently offered by Pacific Gas and Electric Company in the Clearlake area. The first is a program providing interest free loans of up to \$1,000 for energy conservation improvements including insulation, hot water jackets, duct wrappings, weather stripping, caulking, and low-flow shower heads. Improvements packages including these features can save as much as 40 percent of utility bills, according to PG&E estimates. Homeowners have 50 months to repay loans; landlords, renters, and low income households have up to 100 months to repay. PG&E approves contractors for participation in the program.

In addition to the interest free loan programs, PG&E has designed the Clearlake zip code area for their 1991 Weatherization Program. Along with the unincorporated area of Clearlake Oaks, it is expected that 1300 homes will be winterized.

Action. Continue to coordinate with PG&E and encourage homeowners to participate in the program.

Responsible Agency. Pacific Gas and Electric Company.

Cost of Program. None to City.

Time Frame. On-Going.

**PROGRAM 7-2 ZONING ORDINANCE AMENDMENTS FOR PASSIVE SOLAR
HEATING AND COOLING**

Purpose. The inclusion of solar hot water and space heating in new homes is a well-documented method of energy conservation which would be appropriate in Clearlake. An analysis by Solar Unlimited, Inc., reveals that adding the cost of a solar heating system to the cost of a home will more than pay for itself over the long term. Passive solar systems involve specialized construction materials and design features to minimize the effect of daily temperature fluctuation. The greatest opportunity for effective use of passive

solar systems lies in new construction. Currently, Clearlake has no special subdivision or building requirements to encourage either active or passive energy conservation.

Action. Assess public support for program providing incentives for installation of solar water heaters. Review provisions in the zoning ordinance and consider variances to setback requirements to facilitate orienting new residential structures for passive solar heating and cooling.

Responsible Agency. Planning Department, Planning Commission, City Council.

Cost of Program. Staff time only, part of annual budget review process.

Time Frame. Fiscal year 1996/97.

PROGRAM 7-3 ENCOURAGE RETENTION AND PLANTING OF SHADE TREES

Purpose. Shade trees reduce energy consumption. PG&E has a shade tree program which provides young trees at lower costs. The City zoning ordinance provides incentives for retaining trees, though community appearance is a major consideration. The General Plan/Policies & Programs include the objective that native trees, groves, and orchards be preserved wherever possible.

Action. Continue to cooperate with PG&E and encourage participation in the utility's shade tree program. Continue to review new projects and encourage retention of trees. Develop shade tree ordinance which provides increased incentives for tree retention.

Responsible Agency. Planning Department, Planning Commission, City Council.

Cost of Program. Staff time only, part of annual budget review process.

Time Frame. Fiscal year 1993/94.

PROGRAM 7-4 GEOTHERMAL ELEMENT OF THE GENERAL PLAN

Purpose. Lake County has experienced considerable development of geothermal resources in the last decade, contributing to local government revenues as well as to broader goals of diversification of energy resources. The City of Clearlake can benefit from any local geothermal resources given a sound plan for identifying and developing such resources. The City has obtained several grants in

conjunction with Los Alamos Laboratory for development of the new technology of Hot Dry Rock geothermal energy. In July 1992 the City Council agreeing in proceeding with participation with GEOlectric in the development of geothermal wells. In addition to potentially providing lower cost electricity to the residents of Clearlake, this development could also utilize treated sewage and help in the correction of the sewer system deficiencies.

Action. Prepare a Geothermal Element of the General Plan, setting forth opportunities for tapping low- and medium-temperature geothermal resources, particularly for use in heating and cooling of large projects.

Status: Not Completed. The California Energy Commission (CEC) has not funded a geothermal element for the general plan. The city is continuing to seek funding from the CEC for development of the low-temperature geothermal resources in Clearlake. If such resources are economically feasible, the City will develop policies for its development.

Responsible Agency. City Administrator, Planning Department, Planning Commission, City Council.

Cost of Program. Staff time only, part of annual budget review process.

Time Frame. Fiscal year 1996/97.

POLICY 8: TO PROMOTE ATTRACTIVE RESIDENTIAL NEIGHBORHOODS

OBJECTIVE: Preserve the quiet, rural residential character that has attracted people to the area.

PROGRAMS FOR GOAL 8 - ATTRACTIVE RESIDENTIAL NEIGHBORHOODS

PROGRAM 8-1 CODE ENFORCEMENT TO REDUCE PUBLIC NUISANCES IN NEIGHBORHOODS

Purpose. Code enforcement to prevent and eliminate nuisances which blight neighborhoods. Nuisances include junk, rubbish, abandoned vehicles, unmaintained property, and operation of illegal businesses in residential areas.

Action. Continue code enforcement program for nuisance abatement.

Responsible Agency. Planning Department.

Cost of Program. Part of annual budget review process.

Time Frame. On-Going.

PROGRAM 8-2 ABATEMENT OF BURNED-OUT AND SEVERELY DILAPIDATED STRUCTURES

Purpose. In the past, restricted funds have limited abatement of burned and severely dilapidated structures which blight neighborhoods and create safety hazards. More aggressive code enforcement combined with the potential for redevelopment funding can substantially reduce these existing buildings.

Action. Continue code enforcement program for abatement of dangerous buildings. Estimate costs for abatement of existing unsafe burned and dilapidated buildings, establish priorities, draft abatement plan, and submit to Redevelopment Agency for consideration of approval.

Responsible Agency. Planning Department.

Cost of Program. Staff costs only, and if approved part of annual budget review process thereafter.

Time Frame. Fiscal year 1993/94.

PROGRAM 8-3 ANNUAL WEED ABATEMENT PROGRAM

Purpose. There is a large number of small undeveloped parcels in Clearlake. Many are not maintained, and the growth of weeds and brush is not only unsightly, but poses a potential fire danger to neighboring residential uses as well.

Action. The City Council shall continue to staff and fund the on-going Three-Year Weed Abatement Plan.

Responsible Agencies Planning Department, City Council, Lakeshore Fire Protection District.

Cost of Program. \$26,000+, staff time for administration, inspections and enforcement.

Time Frame. Ongoing, annual.

PROGRAM 8-4 NEIGHBORHOOD CLEAN-UPS

Purpose. The City has assisted and participated with neighborhood and community groups in clean-ups of smaller areas. Citizen action is combined with focussed city code enforcement action. Increased participation is the objective for long-term maintenance of neighborhoods. Program coordinated with Timberline Disposal Company.

Action. Continue and promote participation in the neighborhood clean-up program.

Responsible Agency. Planning Department.

Cost of Program. Staff costs and printing costs only.

Time Frame. On-going.

PROGRAM 8-5 NOISE REGULATIONS AND ENFORCEMENT

Purpose. Though the City has adopted noise regulations, enforcement is difficult. Nuisances caused by barking dogs and power equipment continue to disrupt some neighborhoods.

Action. Staff consults with Lake County Air Quality Management District for information and guidance in amending the ordinance. Prepare and process the proposed municipal code amendment.

Responsible Agency: Planning Department, City Council.

Cost of Program. Staff time, part of annual budget review process.

Time Frame. Fiscal year 1994/95.

POLICY 9: TO PROMOTE FAIR HOUSING OPPORTUNITIES

OBJECTIVE: TO PROVIDE INFORMATION AND ASSISTANCE TO THE PUBLIC REGARDING HOUSING DISCRIMINATION.

PROGRAMS FOR GOAL 9 - FAIR HOUSING

PROGRAM 8-1 ASSISTANCE TO THE PUBLIC REGARDING DISCRIMINATION
IN HOUSING

Purpose. Information needs to be distributed and publicized to property owners and tenants regarding Fair Housing laws and assistance which is available in the case of housing discrimination.

Action. Continue to serve as liaison between the public and appropriate agencies in matters concerning housing discrimination. Coordinate with other agencies in the distribution of information and establishment of written procedures. Provide information to the public through posting and hand-outs about legal requirements and available means to redress grievances or violations. Provide referrals to Redwood Legal Assistance for very low and low income persons needing legal assistance regarding housing discrimination.

Responsible Agency. City Administration, Planning Department.

Cost of Program. Nominal staff costs.

Time Frame. On-Going.

**POLICY 10: TO ENCOURAGE AND PROVIDE FOR PUBLIC PARTICIPATION
IN THE REVIEW AND DEVELOPMENT OF LOCAL PROGRAMS AND ORDINANCES**

OBJECTIVE: Solicit and encourage public comment and participation in the review and development of programs affecting existing and future housing in the City.

PROGRAM FOR GOAL 10 - PUBLIC PARTICIPATION

PROGRAM 10-1 GENERAL PLAN UPDATE

Purpose. Refer to Program 3-2 for information. The general plan process will involve substantial public participation and formulation of housing goals and policies on the level of neighborhood participation and planning groups. An objective is to encourage and facilitate participation by all economic segments of the community.

Action. Prior to starting the planning process, city planning staff (with or without the assistance of a consultant) will develop a participation program to encourage and facilitate participation by land owners, home owners and renters of all economic segments of the community. Staff shall consult with other public and private agencies so as to achieve or improve participation and representation in the planning process. Staff will provide guidance and assistance in implementing this plan throughout the continuing planning process. The Housing Element and Five-Year Implementation Plan will be reviewed as part of this process to ensure consistency with the general plan goals and policies and the State requirements.

Responsible Agency. Planning Department, Planning Commission, City Council.

Cost of Program. Staff and noticing costs.

Time Frame. Refer to Program 3-2. Participation plan to be developed in 1992/93 and 1993/94 Fiscal years.

**PROGRAM 10-2 PUBLIC REVIEW OF DEVELOPMENT APPLICATIONS AND OTHER
PLANS AND POLICIES REGARDING HOUSING**

Purpose. Obtain public input and encourage and facilitate participation by all economic segments of the community in the development of new plans and review of development applications prior to Planning Commission or City Council action.

Action. Consult with private and public agencies in the development of City plans and programs. Distribute draft plans to other public and private agencies for review and comment.

Distribute and publish public notice in accordance with legal requirements. Post agendas at City Hall and the U.S. Post Office. Provide information to newspapers on proposed and approved projects to assist in their preparation of news articles and as a means to inform the public and solicit participation. Provide loan copies of draft and adopted City plans and proposals.

Responsible Agency. Planning Department, Planning Commission, City Council.

Cost of Program. Staff and noticing costs (paid by applicant for private development requests).

Time Frame. On-Going.

APPENDICES

CITY OF CLEARLAKE
HOUSING CONDITIONS
SURVEY REPORT

PRESENTED TO:
CLEARLAKE CITY COUNCIL

PERFORMED BY:
RURAL COMMUNITIES HOUSING
DEVELOPMENT CORPORATION

JUNE 13, 1990

*Accepted by City Council
at its meeting of
7/9/90*

*Copies \$ 4.25
(Duplicated)*

SURVEY OVERVIEW

Under contract with the City of Clearlake, Rural Communities Housing Development Corporation (RCHDC), conducted a Housing Conditions Survey of the county during the months of March and April, 1990. The purpose of the survey was to develop current and accurate data on the state of the city's housing stock. This information, in turn, could be used by the county to update their Housing Element, and prepare applications to the state for funding assistance in dealing with problems defined in the survey.

The methodology used in the survey consisted of the following:

1. The city was divided into thirteen distinct areas to be surveyed and tallied separately.
2. A survey form was developed that gathered information on various aspects of the housing stock; such as age, type of construction, and overall condition.
3. The city provided labels of all properties with improvements by assessor parcel number within the city. These labels were placed on the forms, and this became the universe of units to be included in the survey.
4. Surveyors using the forms went from area to area doing a "windshield survey" of the houses.
5. Survey results were tallied for each area, as well as the city as a whole.

Detailed city maps were used by the surveyors to locate the dwellings during drive-by inspections. A copy of the city map with the different areas lined in is Attachment A in the attachments section of this report. Exterior housing conditions were evaluated using State Department of Housing and Community Development criteria. A copy of the survey form used is Attachment B. A copy of the definitions used for evaluating housing conditions is Attachment C.

The data from the windshield survey was analyzed and compiled into the City of Clearlake Housing Conditions Inventory Report. The report begins with a sheet which summarizes the housing conditions data for the city as a whole. This is followed by individual sheets which detail the housing conditions of each area surveyed. This is followed by a Comparison of Housing Conditions by Area, and a Comparison of Construction Type by Area.

The survey was part of a grant funded by the Housing and Community Development Department to the City of Clearlake.* The City, in turn, contracted with RCHDC to do the work program of the grant. This Housing Conditions Inventory is the first product under the work program. This will be followed by a household needs survey of a target area designated by the City.

SURVEY RESULTS

Overall the survey reveals that the housing stock of Clearlake is generally newer housing, and for the most part the units are in sound condition. There are, though, a number of substandard and dilapidated units, which are concentrated in a limited number of areas. These areas are 2, 3, 5, 9, and 10. The following table details the percentage of substandard and dilapidated units by area:

Area #	Unit #	% Substandard	% Dilapidated
1	625	1.9%	1.9%
2	387	6%	10.8%
3	443	11%	3.6%
4	168	6%	.6%
5	551	6.7%	4.2%
6	222	2.7%	3.1%
7	290	2.8%	.0%
8	988	1.9%	1.9%
9	400	7.5%	6.3%
10	432	7.4%	.7%
11	400	.2%	.0%
12	164	3%	2.4%
13	170	.6%	1.8%

The survey also revealed that the housing stock was almost equally divided between wood frame units and mobiles. In addition, certain areas are predominantly wood frame, while in others the vast majority of the housing stock is made up of mobiles. The following table documents the percentage of housing stock by construction type for each area:

Area #	Unit #	Wood Frame	Mobiles	Masonry	Makeshift
1	625	20.8%	78.6%	.5%	.1%
2	387	86.3%	11.4%	2.1%	.3%
3	443	73.8%	23.9%	1.8%	.5%
4	168	75%	23.8%	1.2%	.0%
5	551	65%	33.4%	.7%	.9%
6	222	61.7%	32.4%	2.3%	3.6%
7	290	55.1%	44.5%	.4%	.0%
8	988	21.7%	78.1%	.1%	.1%
9	400	67%	31%	.8%	1.2%
10	432	20.3%	77.8%	1.4%	.5%
11	400	99.8%	.0%	.2%	.0%
12	164	26.8%	71.4%	1.2%	.6%
13	170	17.6%	81.2%	1.2%	.0%

SURVEY CONCLUSIONS

1. The area with the largest number of substandard and dilapidated units combined is area # 2 with 16.8% of the units (absolute # = 65) falling into these categories.
2. The area with the largest number of dilapidated mobile units is area # 2 with 41 units falling into this category.
3. The area with the largest number of substandard and dilapidated wood frame units is area # 3, where 60 units fall into this category.
4. Area # 5 has 10.9% of the units (absolute # = 60) classified as substandard and dilapidated, while 13.8% of area # 9's units (absolute # = 55) fall into this category. The vast majority of these units in area# 5 are wood frame, while the number of dilapidated units in area# 9 are split almost equally between wood frame and mobiles.

HOUSING CONDITIONS
SURVEY RESULTS
FOR
CITY OF CLEARLAKE
ALL AREAS

CLEARLAKE HOUSING CONDITIONS SURVEY
COMMUNITY PROFILE

AREA NUMBER: All areas DATE: 6/4/90

AP BOOK #S: 10,37,38,39,40,41,42 EST. # UNITS: 6788

NUMBER OF LIVING UNITS SURVEYED

NUMBER BUILDINGS	5064
NUMBER UNITS	5240
UNABLE TO SURVEY	539

AGE OF UNITS	PERCENTAGE	NUMBER
NEW	70.82%	3711
1945-70	20.46%	1072
1920-44	4.48%	235
OLD	4.24%	222

CONST. TYPE

WOOD FRAME	49.90%	2615
MOBILE	48.72%	2553
MASONRY	0.88%	46
MAKESHIFT	0.50%	26

CONDITION

SOUND	92.60%	4852
MINOR	1.39%	73
MODERATE	2.08%	109
SUBSTANTIAL	0.97%	51
DILAPIDATED	2.96%	155

HOUSING CONDITIONS
SURVEY RESULTS
FOR
CITY OF CLEARLAKE
BY AREA

CLEARLAKE HOUSING CONDITIONS SURVEY
COMMUNITY PROFILE

AREA NUMBER: 1

DATE: 6/4/90

AP BOOK #S: 10,37,38,39

ESTIMATED # OF UNITS: 695

NUMBER OF LIVING UNITS SURVEYED

NUMBER BUILDINGS	622
NUMBER UNITS	625
UNABLE TO SURVEY	68

AGE OF UNITS	PERCENTAGE	NUMBER
NEW	88.48%	553
1945-70	8.80%	55
1920-44	2.08%	13
OLD	0.64%	4

CONST. TYPE	PERCENTAGE	NUMBER
WOOD FRAME	20.80%	130
MOBILE	78.56%	491
MASONRY	0.48%	3
MAKESHIFT	0.16%	1

CONDITION	PERCENTAGE	NUMBER
SOUND	96.16%	601
MINOR	0.48%	3
MODERATE	0.64%	4
SUBSTANTIAL	0.80%	5
DILAPIDATED	1.92%	12

CLEARLAKE HOUSING CONDITIONS SURVEY
COMMUNITY PROFILE

AREA NUMBER: 2

DATE: 6/4/90

AP BOOK #S: 10,37

ESTIMATED # OF UNITS: 606

NUMBER OF LIVING UNITS SURVEYED

NUMBER BUILDINGS	362
NUMBER UNITS	387
UNABLE TO SURVEY	56

AGE OF UNITS	PERCENTAGE	NUMBER
NEW	60.72%	235
1945-70	29.72%	115
1920-44	6.72%	26
OLD	2.84%	11

CONST. TYPE

WOOD FRAME	86.30%	334
MOBILE	11.37%	44
MASONRY	2.07%	8
MAKESHIFT	0.26%	1

CONDITION

SOUND	83.20%	322
MINOR	3.10%	12
MODERATE	2.58%	10
SUBSTANTIAL	0.26%	1
DILAPIDATED	10.85%	42

CLEARLAKE HOUSING CONDITIONS SURVEY
COMMUNITY PROFILE

AREA NUMBER: 3

DATE: 6/4/90

AP BOOK #S: 16,37,39

ESTIMATED # OF UNITS: 521

NUMBER OF LIVING UNITS SURVEYED

NUMBER BUILDINGS	434
NUMBER UNITS	443
UNABLE TO SURVEY	23

AGE OF UNITS	PERCENTAGE	NUMBER
NEW	51.24%	227
1945-70	13.32%	59
1920-44	21.90%	97
OLD	13.54%	60

CONST. TYPE

WOOD FRAME	73.81%	327
MOBILE	23.93%	106
MASONRY	1.81%	8
MAKESHIFT	0.45%	2

CONDITION

SOUND	85.33%	378
MINOR	2.48%	11
MODERATE	5.87%	26
SUBSTANTIAL	2.71%	12
DILAPIDATED	3.61%	16

CLEARLAKE HOUSING CONDITIONS SURVEY
COMMUNITY PROFILE

AREA NUMBER: 4 DATE: 6/4/90

AP BOOK #S: 10,39 ESTIMATED # OF UNITS: 174

NUMBER OF LIVING UNITS SURVEYED

NUMBER BUILDINGS	133
NUMBER UNITS	168
UNABLE TO SURVEY	38

AGE OF UNITS	PERCENTAGE	NUMBER
NEW	77.38%	130
1945-70	12.50%	21
1920-44	7.14%	12
OLD	2.98%	5

CONST. TYPE

WOOD FRAME	75.00%	126
MOBILE	23.81%	40
MASONRY	1.19%	2
MAKESHIFT	0.00%	0

CONDITION

SOUND	93.45%	157
MINOR	0.60%	1
MODERATE	2.38%	4
SUBSTANTIAL	2.98%	5
DILAPIDATED	0.60%	1

CLEARLAKE HOUSING CONDITIONS SURVEY
COMMUNITY PROFILE

AREA NUMBER: 5 DATE: 6/4/90
AP BOOK #S: 39,40 ESTIMATED # OF UNITS: 699

NUMBER OF LIVING UNITS SURVEYED

NUMBER BUILDINGS	516
NUMBER UNITS	551
UNABLE TO SURVEY	38

AGE OF UNITS	PERCENTAGE	NUMBER
NEW	53.90%	297
1945-70	34.30%	189
1920-44	3.63%	20
OLD	8.17%	45

CONST. TYPE

WOOD FRAME	64.97%	358
MOBILE	33.39%	184
MASONRY	0.73%	4
MAKESHIFT	0.91%	5

CONDITION

SOUND	89.11%	491
MINOR	1.63%	9
MODERATE	3.63%	20
SUBSTANTIAL	1.45%	8
DILAPIDATED	4.17%	23

CLEARLAKE HOUSING CONDITIONS SURVEY
COMMUNITY PROFILE

AREA NUMBER: 6 DATE: 6/4/90
AP BOOK #S: 39,40,41 ESTIMATED # OF UNITS: 785

NUMBER OF LIVING UNITS SURVEYED

NUMBER BUILDINGS	220
NUMBER UNITS	222
UNABLE TO SURVEY	26

AGE OF UNITS	PERCENTAGE	NUMBER
NEW	49.10%	109
1945-70	34.68%	77
1920-44	2.70%	6
OLD	13.51%	30

CONST. TYPE

WOOD FRAME	61.71%	137
MOBILE	32.43%	72
MASONRY	2.25%	5
MAKESHIFT	3.60%	8

CONDITION

SOUND	94.14%	209
MINOR	0.90%	2
MODERATE	0.90%	2
SUBSTANTIAL	0.90%	2
DILAPIDATED	3.15%	7

CLEARLAKE HOUSING CONDITIONS SURVEY
COMMUNITY PROFILE

AREA NUMBER: 7 DATE: 6/4/90

AP BOOK #S: 10,39,41 ESTIMATED # OF UNITS: 376

NUMBER OF LIVING UNITS SURVEYED

NUMBER BUILDINGS	290
NUMBER UNITS	290
UNABLE TO SURVEY	31

AGE OF UNITS	PERCENTAGE	NUMBER
NEW	55.17%	160
1945-70	38.62%	112
1920-44	0.34%	1
OLD	5.86%	17

CONST. TYPE

WOOD FRAME	55.17%	160
MOBILE	44.48%	129
MASONRY	0.34%	1
MAKESHIFT	0.00%	0

CONDITION

SOUND	97.24%	282
MINOR	2.41%	7
MODERATE	0.34%	1
SUBSTANTIAL	0.00%	0
DILAPIDATED	0.00%	0

CLEARLAKE HOUSING CONDITIONS SURVEY
COMMUNITY PROFILE

AREA NUMBER: 8 DATE: 6/4/90
AP BOOK #S: 10,39,41,42 ESTIMATED # OF UNITS: 1696

NUMBER OF LIVING UNITS SURVEYED

NUMBER BUILDINGS	988
NUMBER UNITS	988
UNABLE TO SURVEY	112

AGE OF UNITS	PERCENTAGE	NUMBER
NEW	85.83%	848
1945-70	11.54%	114
1920-44	0.51%	5
OLD	2.13%	21

CONST. TYPE

WOOD FRAME	21.66%	214
MOBILE	78.14%	772
MASONRY	0.10%	1
MAKESHIFT	0.10%	1

CONDITION

SOUND	96.15%	950
MINOR	1.01%	10
MODERATE	0.61%	6
SUBSTANTIAL	0.30%	3
DILAPIDATED	1.92%	19

CLEARLAKE HOUSING CONDITIONS SURVEY
COMMUNITY PROFILE

AREA NUMBER: 9 DATE: 6/4/90

AP BOOK #S: 10,40,41,42 ESTIMATED # OF UNITS: 581

NUMBER OF LIVING UNITS SURVEYED

NUMBER BUILDINGS	399
NUMBER UNITS	400
UNABLE TO SURVEY	69

AGE OF UNITS	PERCENTAGE	NUMBER
NEW	74.25%	297
1945-70	11.25%	45
1920-44	10.00%	40
OLD	4.50%	18

CONST. TYPE

WOOD FRAME	67.00%	268
MOBILE	31.00%	124
MASONRY	0.75%	3
MAKESHIFT	1.25%	5

CONDITION

SOUND	86.25%	345
MINOR	1.50%	6
MODERATE	4.25%	17
SUBSTANTIAL	1.75%	7
DILAPIDATED	6.25%	25

CLEARLAKE HOUSING CONDITIONS SURVEY
COMMUNITY PROFILE

AREA NUMBER: 10

DATE: 6/4/90

AP BOOK #S: 10,40,

ESTIMATED # OF UNITS: 37

NUMBER OF LIVING UNITS SURVEYED

NUMBER BUILDINGS	432
NUMBER UNITS	432
UNABLE TO SURVEY	0

AGE OF UNITS	PERCENTAGE	NUMBER
NEW	50.00%	216
1945-70	47.92%	207
1920-44	1.85%	8
OLD	0.23%	1

CONST. TYPE

WOOD FRAME	20.37%	88
MOBILE	77.78%	336
MASONRY	1.39%	6
MAKESHIFT	0.46%	2

CONDITION

SOUND	91.90%	397
MINOR	2.55%	11
MODERATE	3.24%	14
SUBSTANTIAL	1.62%	7
DILAPIDATED	0.69%	3

CLEARLAKE HOUSING CONDITIONS SURVEY
COMMUNITY PROFILE

AREA NUMBER: 11

DATE: 6/4/90

AP BOOK #S: 40

ESTIMATED # OF UNITS: 300

NUMBER OF LIVING UNITS SURVEYED

NUMBER BUILDINGS	347
NUMBER UNITS	400
UNABLE TO SURVEY	8

AGE OF UNITS

PERCENTAGE

NUMBER

NEW	100.00%	400
1945-70	0.00%	0
1920-44	0.00%	0
OLD	0.00%	0

CONST. TYPE

WOOD FRAME	99.75%	399
MOBILE	0.00%	0
MASONRY	0.25%	1
MAKESHIFT	0.00%	0

CONDITION

SOUND	99.75%	399
MINOR	0.25%	1
MODERATE	0.00%	0
SUBSTANTIAL	0.00%	0
DILAPIDATED	0.00%	0

CLEARLAKE HOUSING CONDITIONS SURVEY
COMMUNITY PROFILE

AREA NUMBER: 12 DATE: 6/4/90

AP BOOK #S: 39 ESTIMATED # OF UNITS: 175

NUMBER OF LIVING UNITS SURVEYED

NUMBER BUILDINGS	164
NUMBER UNITS	164
UNABLE TO SURVEY	0

AGE OF UNITS	PERCENTAGE	NUMBER
NEW	82.32%	135
1945-70	9.76%	16
1920-44	1.83%	3
OLD	6.10%	10

CONST. TYPE

WOOD FRAME	26.83%	44
MOBILE	71.34%	117
MASONRY	1.22%	2
MAKESHIFT	0.61%	1

CONDITION

SOUND	94.51%	155
MINOR	0.00%	0
MODERATE	2.44%	4
SUBSTANTIAL	0.61%	1
DILAPIDATED	2.44%	4

CLEARLAKE HOUSING CONDITIONS SURVEY
COMMUNITY PROFILE

AREA NUMBER: 13 DATE: 6/4/90
AP BOOK #S: 10,12,42 ESTIMATED # OF UNITS: 134

NUMBER OF LIVING UNITS SURVEYED

NUMBER BUILDINGS	157
NUMBER UNITS	170
UNABLE TO SURVEY	18

AGE OF UNITS	PERCENTAGE	NUMBER
NEW	61.18%	104
1945-70	36.47%	62
1920-44	2.35%	4
OLD	0.00%	0

CONST. TYPE

WOOD FRAME	17.65%	30
MOBILE	81.18%	138
MASONRY	1.18%	2
MAKESHIFT	0.00%	0

CONDITION

SOUND	97.65%	166
MINOR	0.00%	0
MODERATE	0.59%	1
SUBSTANTIAL	0.00%	0
DILAPIDATED	1.76%	3

COMPARISON OF
HOUSING CONDITIONS
SURVEY RESULTS
BY AREA

COMPARISON OF HOUSING CONDITIONS BY AREA

Area #	Unit #	Substandard #	Dilapidated #	Sound #
1	625	12	12	601
2	387	23	42	322
3	443	49	16	378
4	168	10	1	157
5	551	37	23	491
6	222	6	7	209
7	290	8	0	282
8	988	19	19	950
9	400	30	25	345
10	432	32	3	397
11	400	1	0	399
12	164	5	4	155
13	170	1	3	166
Total	5240	233	155	4852

Area #	Dilapidated # Mobiles	Dilapidated # Wood, etc.	Total
1	6	6	12
2	41	1	42
3	5	11	16
4	0	1	1
5	7	16	23
6	1	6	7
7	0	0	0
8	9	10	19
9	12	13	25
10	0	3	3
11	0	0	0
12	0	4	4
13	3	0	3
Total	84	71	155

COMPARISON OF CONSTRUCTION TYPE BY AREA

Area #	Unit #	Wood Frame #	Mobiles #	Masonry #	Makeshift #
1	625	130	491	3	1
2	387	334	44	8	1
3	443	327	106	8	2
4	168	126	40	2	0
5	551	358	184	4	5
6	222	137	72	5	8
7	290	160	129	1	0
8	988	214	772	1	1
9	400	266	124	3	5
10	432	88	336	6	2
11	400	399	0	1	0
12	164	44	117	2	1
13	170	30	138	2	0
Total	5240	2615	2553	46	26

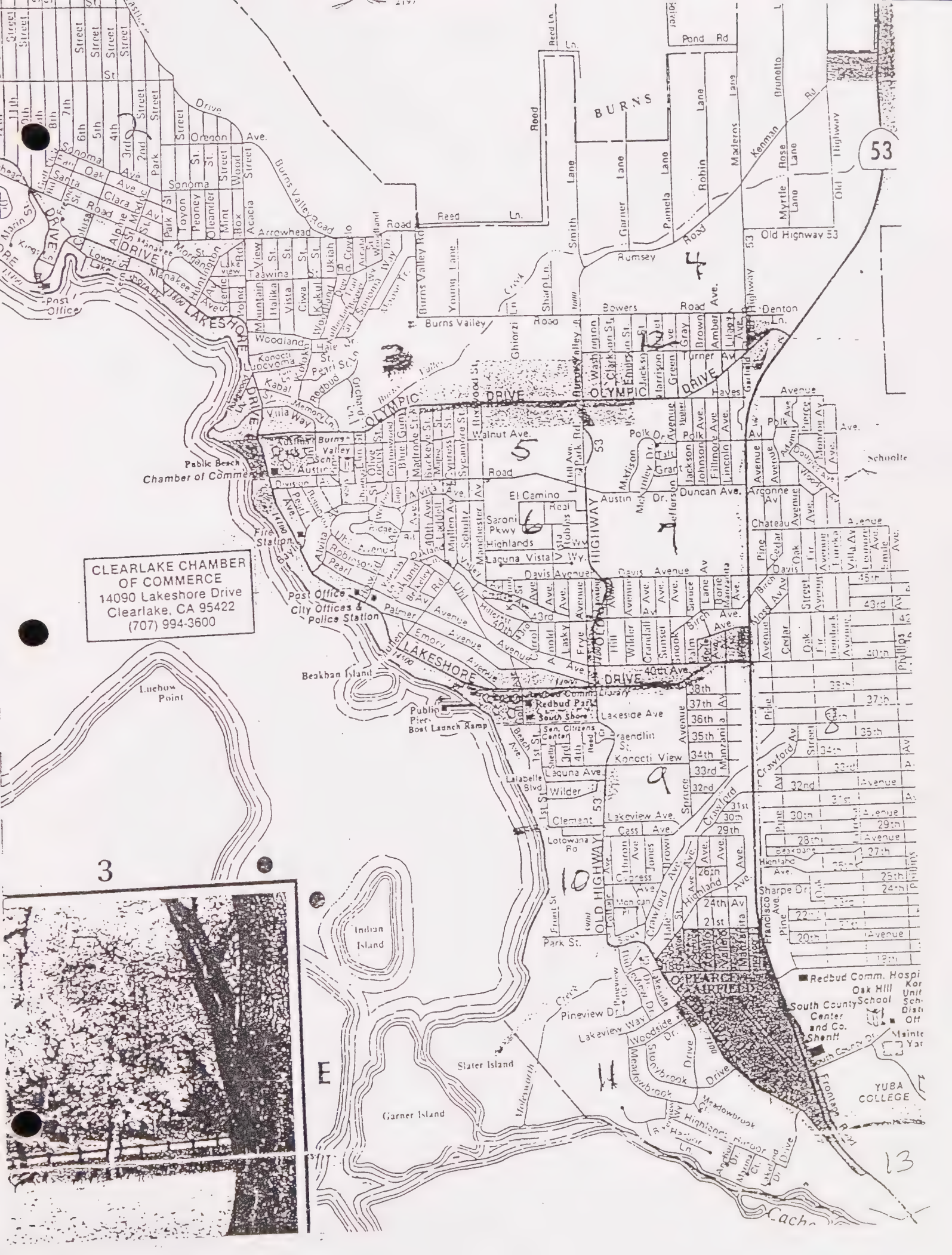
ATTACHMENTS

ATTACHMENT A

DESCRIPTION OF THE CITY OF CLEARLAKE AREAS

Area

- 1 Bounded by the city limits to the north and east, and by Sulphur Bank Drive and Arrowhead Rd. to the south and west.
- 2 Bounded to the north and east by Sulphur Bank Drive, to the south by the Clear Lake, and to the west by the city limits.
- 3 Bounded to north by Arrowhead Rd. and Burns Valley Rd., to the east by Burns Valley Rd., to the south by Olympic Drive, to the west by Clear Lake.
- 4 Bounded to the north by the city limits, to the east by Highway 53, to the south by Olympic Drive, and to the west by Burns Valley Rd..
- 5 Bounded to the north by Olympic Dr., to the east by Valley Ave. and Ladell Ave. and Park Rd. and Frye Ave. and Old Highway 53, to the south by Lakeshore Dr., and to the west by Clear Lake.
- 6 Bounded to the north by Park Rd. and Division Ave., to the east by Old Highway 53, to the south by Valley Ave., and to the west by Ladell Ave..
- 7 Bounded to the north by Olympic Dr., to the east by Highway 53, to the south by Lakeshore Dr., and to the west by Old Hi 53.
- 8 Bounded to the north by Highway 53 and the city limits, to the east by the city limits, to the south by 9th Ave., and to the west by Highway 53.
- 9 Bounded to the north by Lakeshore Dr., to the east by Highway 53, to the south by Pease Airfield, and to the west by Old Highway 53 and Clear Lake.
- 10 Bounded to the north by Clement Ave., to the east by Old Highway 53, to the south by Park St., and to the west by Clear Lake.
- 11 Bounded to the north by Park St., to the east by Old Highway 53, to the south by Cache Creek, and to the west by Slater Island and Clear Lake.
- 12 Bounded to the north by Bowers Rd., to the east by Old Highway 53, to the south by Olympic Dr., and to the west by Burns Valley Rd..
- 13 Bounded to the north by 9th Ave. and the city limits, to the east by the city limits, to the south by cache creek, and to the west by Highway 53.



CLEARLAKE CHAMBER
OF COMMERCE
14090 Lakeshore Drive
Clearlake, CA 95422
(707) 994-3600

Redbud Comm. Hospi
Oak Hill
South County School
Center and Co. Shont
Yuba College

ATTACHMENT B

AP NUMBER/OR LABEL _____ MAP/AREA _____

ADDRESS _____

DATE: _____

NUMBER OF BUILDINGS 1 2 3 MORE

NUMBER OF UNITS 1 2 3 MORE

AGE (APPROXIMATION) -----NEW -----1945/1970

-----1920/1945 -----OLD

TYPE OF CONSTRUCTION -----WOOD FRAME -----MOBILE/MOD

-----MASONRY -----MAKESHIFT

MOBILE HOME -----SOUND -----DILAPIDATED

#1 FOUNDATION

0 EXISTING FOUNDATION IN GOOD CONDITION

15 NEEDS A PARTIAL FOUNDATION

25 NEEDS A COMPLETE FOUNDATION

#2 ROOFING

0 DOES NOT NEED REPAIR

5 NEEDS PATCHING

10 NEEDS STRUCTURAL REPAIR

15 ROOF STRUCTURE NEEDS REPLACEMENT AND REROOFING

#3 SIDING

0 DOES NOT NEED REPAIR

3 NEEDS PAINTING

5 NEEDS TO BE PATCHED AND PAINTED

10 NEEDS TO BE REPLACED AND PAINTED

#4 WINDOWS

0 NO REPAIR NEEDED

5 IN NEED OF REPAIR

10 NEED OF REPLACEMENT

-----00-09 SOUND

-----0-15 MINOR

-----16-39 MODERATE

-----40-55 SUBSTANTIAL

-----56 + DILAPIDATED

#5 DOORS

1 REPAINTING NEEDED

3 REPLACEMENT NEEDED

HOUSING CONDITION SURVEY

RURAL COMMUNITIES HOUSING

DEVELOPMENT CORPORATION-----

DEFINITIONS FOR HOUSING CONDITIONS

SOUND- Unit appears well maintained and structurally sound. Siding, gutters, trim, windows, doors, and yard should be in good repair with good exterior paint condition. The foundation and porch structure should appear structurally sound and there should be straight roof lines. Minor problems such as small areas of peeling paint, cracks in walkway, and other minor maintenance items are allowable in this category.

MINOR- For purposes of this survey, the term "minor" is applied to those standard units that are structurally sound, but show signs of minor deferred maintenance or upkeep.

MODERATE- "Moderate" rehabilitation is defined as structurally sound, but with one or more systems, such as roofing, electrical, plumbing or building envelope, needing rehabilitation.

SUBSTANTIAL- "Substantial" rehabilitation means replacing several major systems such as complete or partial foundation work, repairing or replacing exterior siding, reconstruction of roof deck prior to replacement of shingles, complete rewiring or replumbing.

DILAPIDATED- Unit appears to have serious structural problems and require many major repairs. The general criteria for this category is that the cost of the repairs would equal or exceed the value of the unit.

CITY OF CLEARLAKE
HOUSEHOLD NEEDS
SURVEY REPORT

PRESENTED TO:
CLEARLAKE CITY COUNCIL

PREPARED BY:
RURAL COMMUNITIES
HOUSING DEVELOPMENT CORP.

AUGUST 30, 1990

*Accepted by the Clearlake City
Council at its meeting of
9-10-90*

HOUSEHOLD NEEDS SURVEY
OF THE CITY OF CLEARLAKE

This survey is a follow-up to the Housing Conditions Survey of the City of Clearlake, which documented the number of substandard dwellings in the city. Based on the results of this initial survey specific areas with the largest number of substandard units in the city were selected to be the target areas for a Community Development Block Grant application. As part of the process to prepare the application a survey of households within these target areas had to be prepared. Working with the City Administrator a survey form was prepared together with guidelines on how the survey should be conducted. A copy of the survey form used is attached to this report. The surveyor did the actual door to door survey work in July, 1990. The boundaries of the target area are delineated in the attached map.

This Household Needs Survey is the second objective or product to be completed by RCHDC in accord with its contract with the City of Clearlake. This work was done under a grant from the State Housing Community Development Department to the City of Clearlake, who in turn, subcontracted the work to RCHDC. The purpose of this survey is to produce data, which will be used to develop an application for a Community Development Block Grant to be submitted to the State Housing Community Development Department. The purpose of the grant would be to improve community services and housing conditions for the low and moderate income population.

There were 246 units identified in the Housing Conditions Survey as needing some rehabilitation work in the designated target area. The type of work ranged from minor to substantial, and in some cases, units were classified as dilapidated. Of the 246 units needing rehab 157 were surveyed in the Household Needs Survey conducted in July of this year. A surveyed household is one where the surveyor made direct contact with a member of the household and obtained an answer to one or more of the questions on the survey sheet, or a resident returned a questionnaire that had been left at his/her house. The results of this survey were the following:

157	Responded to Survey
2	Refused to Respond
<u>87</u>	No Response
246	Total units to be surveyed

In regard to the category of those who did not respond it should be noted that the surveyor obtained information from neighbors that 67 of these units were occupied on a seasonal basis. If that figure is accurate it means that 27% of the units that were included in the survey were occupied on a seasonal basis. In addition, approximately 10 units appeared to be vacant. With 157 of the units responding to the survey, this amounted to a response rate of approximately 64%.

Table I below details Household Income by Category and Source. This table documents that 81% of the households surveyed had income levels below 80% of the county median income. What was equally striking was the fact that 44.6% of the households surveyed had incomes below 50% of the county median income, which is defined as very low income by HUD guidelines.

This same table details the sources of income by household. Approximately 43.3% of the households surveyed listed wages as their source of income. Another 39% of the households surveyed stated that social security was their source of income. When measuring only the low income population-- these numbers change. Of the low income category (ie, combining 50% of MI and 80% of MI) 46.5% of the households depended on social security as their source of income, while 37% depended on wages. Only 14% of the low income households listed AFDC as their source of income.

TABLE I
HOUSEHOLD INCOME BY CATEGORY & SOURCE

	AFDC	RETIRE	SOC SEC	WAGES	TOTAL
50% Med. Income	18	1	41	10	70
80% Med. Income	0	2	18	37	57
Above 80% of MI	0	7	2	21	30
Total	18	10	61	68	157

Table II below details Owner/Renter Status by Income Category. This table reveals that 54% of those surveyed were owners of their homes. Of those who owned their own homes 77.6% were low income, while 41.2% of them would be classified as very low income, ie, 50% of the county median income.

TABLE II
OWNER/RENTER STATUS BY INCOME CATEGORY

	OWNER	RENTER	TOTAL
50% Med. Income	35	35	70
80% Med. Income	31	26	57
Above 80% MI	19	11	30
Total	85	72	157

Table III documents Survey Groups by Income Category. Percentage profiles of these groups are highlighted below:

*Over 62 households constituted 41.4% of the total number of households; 89.2% of these households were low income, and 52.3% would be classified as very low income.

*Female Head of Households constituted 34.6% of the total number of households; 96.3% of these households were low income, and 74% would be classified as very low income.

*Minority households were 19.2% of the total number of households; 93.3% of these households were low income, and 64.3% would be classified as very low income.

*Handicapped households were 23% of the total number of households; 86% of these households were low income, and 72.4% would be classified as very low income.

CAUTIONARY NOTE: it should be noted the survey group numbers in Table III should not be viewed as mutually exclusive categories. For example, some Female Head of Households may also be counted in the Minority category, and similarly, some Over 62 may be counted among the Handicapped. Consequently, when the number of households by category are added up they exceed the total number of households surveyed. It is better to view these categories as indicators of the composition of the households surveyed, rather than absolute figures.

TABLE III
SURVEY GROUPS BY INCOME CATEGORY

	50% MI	80% MI	Over 80%	TOTAL
Over 62	34	24	7	65
Female Head/House	40	12	2	54
Minority	18	10	2	30
Handicapped	24	7	5	36

Table IV details Owner/Renter Status by Survey Group. Percentage profiles of these groups are highlighted below:

*Among the Over 62 category 84.6% are owners, while only 15.4% are renters.

*Approximately 77% of the Female Head of Households are owners, while only 23% are renters.

*Of the Minority Households only 40% are owners, and 60% were renters.

*Approximately 77% of the Handicapped Households are owners, and 23% are renters.

The cautionary note for Table III applies equally to Table IV.

TABLE IV
OWNER/RENTER STATUS BY SURVEY GROUP

	OWNERS	RENTERS	TOTAL
Over 62	55	10	65
Female Head/House	30	24	54
Minority	12	18	30
Handicapped	22	14	36

The condition of the units surveyed is displayed in Table V House Type and Condition for Target Area. This table reveals that 100% of the substandard units (all except dilapidated) are of wood frame construction. Approximately 65% of the dilapidated are also of wood frame construction, while the remaining 35% are mobiles. In terms of a percentage of the units surveyed the categories were the following: 16% minor, 38% moderate, 12% substantial, and 34% dilapidated.

TABLE V
HOUSE TYPE & CONDITION FOR TARGET AREA

	MOBILES	WOOD FRAME	TOTAL
Minor	0	40	40
Moderate	0	94	94
Substantial	0	31	31
Dilapidated	28	53	81
Total	28	218	246

CONCLUSIONS

1. The survey seems to be a statistically accurate representation of the target area being surveyed. There were 2167 housing units in the target area, of which 246 were surveyed. Of the 246 surveyed the response rate was 64%.
2. The survey also revealed that a large number of the units-- 67 were occupied on a seasonal basis. This amounted to 27% of the units included in the survey. Also, 10 units were vacant.
3. In terms of income approximately 81% of the households surveyed had income levels below 80% of the county median income. What was equally striking about the income figures was the fact that 44.6% of the households surveyed had incomes below 50% of the county median income, which is defined as very low income by HUD guidelines.
4. In regard to the source of income by household-- 43.3% of the households listed wages as their source of income, while 39% of 39% stated that social security is their source of income. Of the low income category itself, though, 46.5% of the households depended on social security, while 37% depended on wages.
5. Approximately 54% of those surveyed were owners of their own homes. Of those who owned their own home 77.6% are low income, while 41.2% of them would be classified as very low income.
6. Over 62 households constituted 41.4% of the total number of households surveyed, and 89.2% of these are low income. The Female Head of Households constituted 34.6% of the total number of households, and 96.3% of these households are low income.
7. Among the over 62 category 84.6% are owners, while only 15.4% are renters. Also, 77% of the Female Head of Households are owners, while only 23% are renters.
8. In regard to the housing condition of the units surveyed-- 100% of the substandard units are of wood frame construction. In terms of dilapidated units 65% are of wood frame construction, and the remaining 35% are mobiles.
9. There is a general household profile that emerges from the data. It is a household where the head of household is over 62, low income, social security is their source of income, owns his/her own house, and the house is of wood frame construction needing substantial rehabilitation work.

HOUSEHOLD SURVEY FORM
RURAL COMMUNITIES HOUSING DEVELOPMENT CORPORATION

This household survey is under the direction of the City of Clearlake and Rural Communities Housing Development Corporation (RCHDC). This survey is part of a total housing needs study funded by a grant from the California Department of Housing and Community Development. Results of this study will be used by the city to develop a grant application to the state for housing and community improvements.

The survey worker will be carrying a city authorization letter as identification. Information gathered will be used strictly for statistical purposes, and individuals will not be identified in any reports. Persons interested in more information about this survey or the proposed grant application may contact Dan Obermeyer, City Administrator, at 994 B201, or Tom Mon Pere, RCHDC Housing Consultant, at 463 1975.

RESIDENT (OPTIONAL) _____ LANDLORD _____
ST. ADDRESS _____ ST. ADDRESS _____
MAIL ADDRESS _____ MAIL ADDRESS _____
TOWN _____ TOWN _____
AP NO. _____

1. Is the unit occupied? Yes _____ No _____

Seasonally (Furnished/not occupied) _____

2. How many persons live in your household? _____

3. What was the estimated income in 1989 of all the persons in your household? _____ (Includes: wages before deductions, public assistance, unemployment benefits, social security pensions, child support, net income from owning or operating a farm or business, any other source of income received regularly).

4. What is the head of household's major source of income?

Social Security _____ AFDC _____ Retirement _____ Personal Wages _____

Other _____

5. Do you or head of household _____ own or _____ rent these living quarters?

6. Is head of household over 62 years of age? Yes _____ No _____

7. Is head of household a female? Yes _____ No _____

8. Does any member of the household belong to a minority group?

Yes _____ No _____ If so, which of the following:

Asian _____ American Indian _____ Black _____ Hispanic _____ Other _____

9. Do any physically or mentally handicapped people reside in this household? Yes _____ No _____

FINAL ENVIRONMENTAL IMPACT REPORT

HIGHLANDS PARK
COMMUNITY DEVELOPMENT
PROJECT AREA PLAN



PREPARED FOR:
CITY OF CLEARLAKE

PREPARED BY:



PIEDMONT
ASSOCIATES

MAY 1990

ATT B(d)

POPULATION

Potential Impacts

Community Development activities designed to stimulate economic activity and improve the Project Area's infrastructure may remove constraints to commercial and residential development and result in increases in Project Area and community population.

HOUSING

Potential Impacts

20% of the Agency's tax increment funds would be used to improve and expand Clearlake's stock of affordable housing for families of low and moderate income groups.

Agency projects to improve the Project Areas infrastructure could remove existing constraints on residential development.

15% of all residential units constructed within the Project Area must be affordable to low and moderate income families.

Community Development activates to stimulate economic development may increase population and the need for additional housing.

CIRCULATION

Potential Impacts

Upon certain levels of development within the Project Area (year 2010), traffic volumes would adversely affect the level of service of Lakeshore Drive, Olympic Drive and Old Highway 53.

Mitigation Measures

None proposed (Unavoidable impact).

Mitigation Measures

None proposed (beneficial impact).

Residential development would not exceed the amounts or densities envisioned in the City General Plan.

None proposed (beneficial impact).

Clearlake has substantial area suitable for residential development.

Agency expenditure of 20% of its tax increment income, together with the 15% rule, will substantially improve Clearlake's stock of affordable housing.

Mitigation Measures

When development within the Project Area reaches the levels projected for the year 2000, improve Lakeshore Drive from State Route 53 to Old Highway 53 to maintain a LOS of C.

When development within the Project Area reaches the levels projected for the year 2010, improve Lakeshore Drive from Old Highway 53 to Mullen Avenue to maintain a LOS of C.

When development within the Project Area reaches the levels projected for the year 2010, improve Olympic Drive from State Route 53 to Cypress Avenue to maintain a LOS of C.

5. To provide opportunities for participation by owners and tenants in the retention and revitalization of their properties.

G. POTENTIAL COMMUNITY DEVELOPMENT PROJECTS

In accordance with the above stated goals the Agency determined to undertake certain public improvements throughout the Project Area, as follows:

TABLE 1 POTENTIAL COMMUNITY DEVELOPMENT PROJECTS			
PRIORITY	IMPROVEMENTS	ESTIMATED PROJECT COST	PERCENTAGE OF TOTAL
	HOUSING PROJECTS (20% set aside)	\$ 3,732,893	20%
1.	Assess. Dist. Writedown for Very-Low Income		
2.	Assistance for new housing project development		
3.	Housing Rehabilitation		
4.	Abandon Structure Demolition		
5.	Assist. for Senior Housing/Congregate Housing		
6.	Mobile Home Replacement		
	BUSINESS PROGRAMS	\$ 3,732,893	20%
1.	Business Rehabilitation Loans		
2.	Business Expansion Assistance		
3.	Business Recruitment Assistance		
4.	Direct Business Development Assistance		
	PUBLIC PROJECTS	\$ 11,198,678	60%
1.	Residential Paving Assistance Program	\$ 4,600,000	25%
2.	Commercial/Arterial Street Improvement	\$ 750,000	4%
3.	Flood Control and storm drainage	\$ 1,000,000	5%
4.	Community Center	\$ 1,398,678	7%
5.	Sewer System extension/improvements	\$ 500,000	3%
6.	Airport improvements	\$ 300,000	2%
7.	City Hall	\$ 700,000	3%
8.	Water System upgrades/improvements	\$ 750,000	4%
9.	Park System improvements	\$ 200,000	1%
10.	Fire equipment/facilities	\$ 400,000	2%
11.	Public Marina	\$ 500,000	3%
12.	Lakeshore Promenade	\$ 100,000	<1%
	TOTAL PROGRAM	\$ 18,664,464	100%

H. AFFORDABLE HOUSING

As shown above in TABLE 1, 20% of the Agency's property tax increment income is required by law to be spent on affordable housing programs within the community.

cannot be directly mitigated, the effects of development within the Project Area and associated population growth will be mitigated by the projects proposed by the Agency, mitigation measures proposed throughout this EIR and through various City and County activities to ensure that community facilities provide adequate levels of service. The private sector is expected to provide the services (i.e real estate, insurance, retail, etc.) needed to accommodate the envisioned growth. Specific impacts of population growth on sewers, water systems, roadways, schools, housing, police and fire protection are discussed in those specific sections of this EIR.

Footnotes:

1. CLEARLAKE GENERAL PLAN, TECHNICAL BACKGROUND PAPERS, June 1983.
2. COMMERCIAL AND INDUSTRIAL EMPLOYMENT STUDY, ESA Planning and Environmental Services, May 1988.
3. *Ibid.*
4. *Ibid.*

C. HOUSING

SETTING

The majority of Clearlake's housing units are single family and owner occupied. The existing housing stock includes 2,345 single family units (1980) and 2,039 mobile home trailer units (1980). Of the year round occupied units, 73% are owner occupied. This percentage is much higher than the statewide average of 56%.¹

Mobile homes form a large part of Clearlake's housing stock; in 1980 they accounted for 42% of the total housing stock. Lake County as a whole has a high percentage of mobile homes (30% of the housing stock), while the state average is only 4.5%.²

Clearlake has many seasonally occupied or vacation homes. Approximately 21.6% of the housing units in 1980 were only seasonally occupied, compared to a statewide average of 1.3%.³

Clearlake's average household income is considerably lower than the County average (County average household income was \$21,400 in 1988). 65% of renters and 30% of owners were paying 25% or more of their income for housing in 1980. Approximately 31% of the households in Clearlake are in the very low income range (0 to 50% of the median, county household income), 18% are in the low income range (51% to 80% of the median income), 24% are in the moderate income range (81% to 120% of the median) and 27% are in the above moderate income range (120%+ of the median income). Of all households, 25.9% of the very low income and 13.4% of the low income households were paying 35% or more of their income for housing.⁴

The Project Area has many instances of deteriorating housing stock. Because the Project Area houses many of the City's low income residents, there is a problem of owners or renters not having the financial resources to upgrade individual units. This in turn makes it difficult to market replacement units, continuing the cycle of deterioration with little incentive or opportunities for improvements.

Much of the older housing stock is made up of vacation cabins, tourist courts and guest cottages which have been converted to year-round occupancy. These buildings rarely meet modern building codes. Most are not weatherized with insulation and storm windows. While these structures provide low cost housing they provide little more than shelter and present serious fire hazards due to outmoded, inadequate or illegal electrical systems.

IMPACTS

The Agency proposes numerous projects specifically designed to improve the quality and supply of affordable housing. Under the State Community Redevelopment Law, a redevelopment agency must use 20% of its tax increment revenue to improve the supply of affordable housing. These funds differ from other redevelopment tax increment funds because they can be used outside the Project Area as long as their use improves the community's supply of affordable housing. The Agency has proposed several projects to be funded by this portion of tax increment income; these include:

1. Assistance for new housing project development - This project would assist in the development of new moderate income housing. The Agency would provide loans, grants or public improvements to promote the construction of subdivisions (not single family houses on scattered sites). This would significantly improve the moderate income housing stock of the Project Area and community. This project would be primarily focused in those areas of the Project Area east of Highway 53 and north of Arrowhead Road.
2. Housing Rehabilitation - This project would improve the quality of very-low and low income housing within the community through low interest or deferred loans for improvements and modernization. If such a project is focused at a neighborhood level, other property owners not participating in redevelopment activities may wish to improve their property in response to improvements made around them, thus stimulating rehabilitation of entire blocks or neighborhoods rather than selective individual properties.
3. Abandoned Structure Demolition - This project would facilitate the removal of abandoned structures from the Project Area. In some cases these structures are preventing the development of new housing. The removal of these structures would enable new housing to be built without excessive expense.

4. Assistance for Senior Housing/Congregate Care - This project would help attract these facilities to locate within the community. This would significantly improve elderly housing and care facilities for the residents of Clearlake.
5. Mobile Home Replacement - This project would allow residents of mobile homes to obtain low interest financing or deferred loans to replace older, below standard, mobile homes with newer mobile homes. This would significantly improve the quality of this affordable housing alternative.
6. Resort Rehabilitation for Housing - This project would enable the owners of older resorts which have been converted to permanent housing to bring these structures up to current building codes. This would significantly improve the quality and supply of affordable housing in Clearlake.

These projects would have a significant direct beneficial impact on Clearlake's stock of affordable housing.

Other Agency Projects to improve the Project Area's infrastructure (i.e. roadways, sewers, water system, storm drainage, etc.) would indirectly stimulate private residential development by supplying the needed infrastructure so residential development could proceed with minimal expense. However, residential development would not exceed the amounts or density envisioned in the City's General Plan and land use regulations. Residential build-out of the Project Area could result in the construction of 2,795 dwelling units over the next twenty years.

Under the California Redevelopment Law, 15% of all residential dwelling units built within a redevelopment project area are required to be affordable to low and moderate income families. As stated above, the Project Area has the potential for an additional 2,795 dwelling units to be built over the next twenty years. Applying the 15% rule to these dwelling units would result in 419 of these units being affordable to families of low and moderate income groups. The provision of 419 units of affordable housing would be a beneficial impact not requiring mitigation.

Other potential Agency projects designed to stimulate economic development within the Project Area would tend to increase the number of jobs in Clearlake and indirectly result in the need for additional housing. However, the extent of population increase in response to economic development activities cannot be accurately determined at this plan adoption stage.

The Agency has determined that it shall not acquire, by the power of eminent domain, any property which is in a residential use at the time of adoption of the Community Development Plan. Thus, implementation of the Community Development Plan would not result in the forced dislocation of any resident of the Project Area.

MITIGATION

Expenditure of 20% of the Agency's tax increment income on affordable housing, together with the requirement that 15% of all dwelling units built within the Project Area be affordable to low and moderate income families, would greatly improve the quality and increase the community's stock of affordable housing.

The City General Plan states various goals and guidelines for the development of housing in Clearlake. These are found in the Policies and Programs portion of the General Plan, Pages 61 - 71, and are herewith incorporated herein by reference.

Impacts on Clearlake's housing stock as a result of economic development and jobs growth will be mitigated to a less-than-significant level by implementing the various General Plan guidelines regarding the development of housing in Clearlake, the allocation of 20% of the Agency's tax increment income for the rehabilitation and development of affordable housing and the potential provision of 419 units of affordable housing under the 15% rule.

Footnotes:

1. CLEARLAKE GENERAL PLAN, June 1983
2. Ibid.
3. Ibid.
4. Ibid.

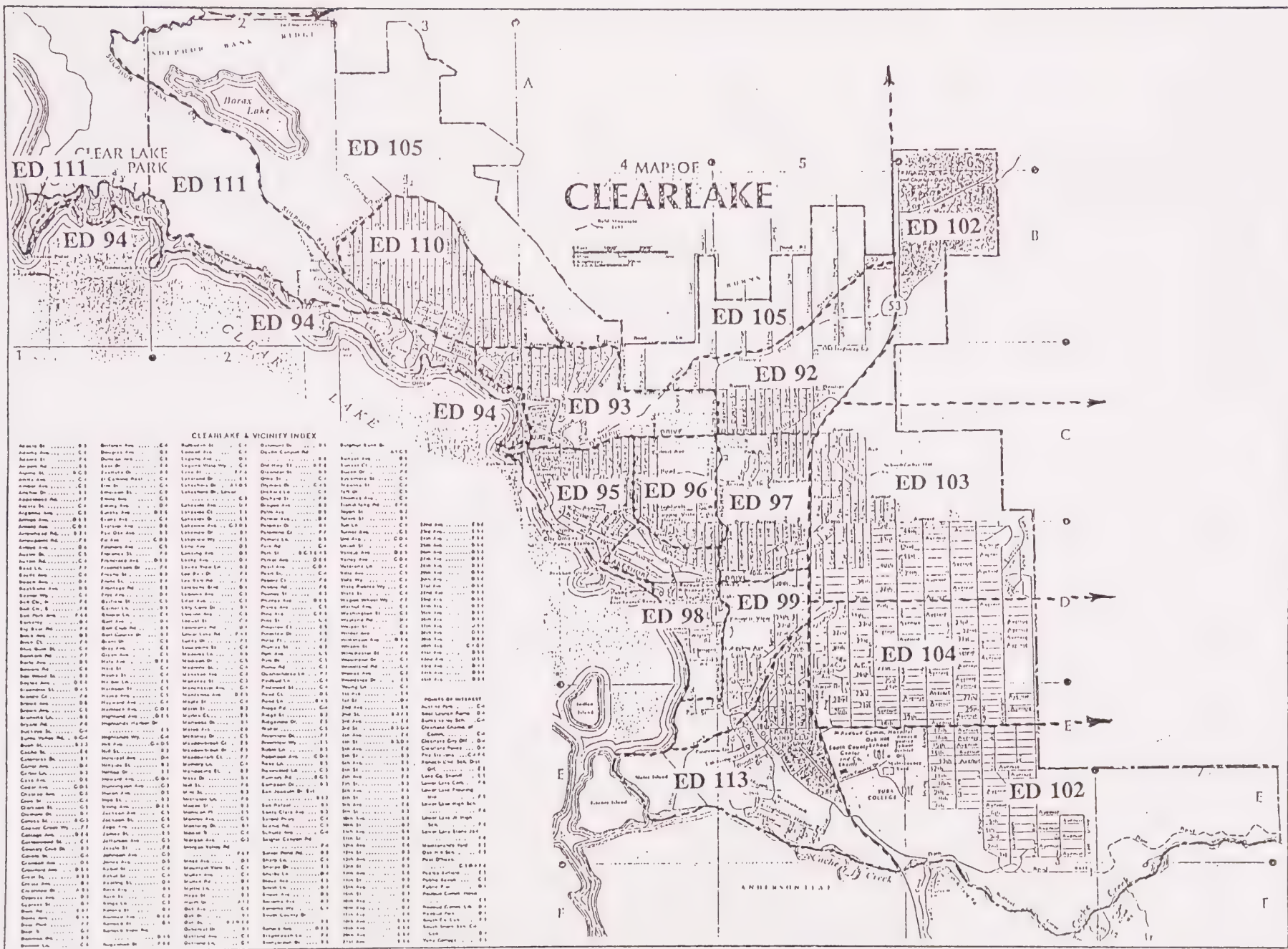


TABLE B
LAND USE PROJECTIONS

		NET INCREASE					DEVELOPED ACRES			
E D	T Z	LAND USE	1995	2000	2010	UNITS	1990	1995	2000	2010
92	15	RR	5	10	20	DU	25	30	35	45
	14	R-1	15	35	60	DU	43	46	50	55
	12	R-3	16	24	40	DU	4	6	7	9
	17	EV	3	5	10	DU	25	30	35	45
	18	C-1	0	24	24	KSF	3	3	5	5
	13	C-2	24	36	60	KSF	3	5	6	8
		C-3	0	0	0	KSF	0	0	0	0
		VA	0	0	0	RM	0	0	0	0
		PA	0	0	0	KSF	0	0	0	0
	16	C-4	5	10	20	ACRE	0	5	10	20
		I	0	0	0	ACRE	0	0	0	0
TOTAL:							103	125	148	187

		NET INCREASE					DEVELOPED ACRES			
E D	T Z	LAND USE				UNITS				
			1995	2000	2010		1990	1995	2000	2010
93		RR	0	0	0	DU	0	0	0	0
	6	R-1	10	15	45	DU	104	106	107	113
	8	R-3	48	80	160	DU	5	11	15	25
	5	MUR	0	20	40	DU	1	1	3	5
		C-1	0	0	0	KSF	0	0	0	0
	7	C-2	60	120	240	KSF	20	25	30	40
		C-3	0	0	0	KSF	0	0	0	0
		VA	0	0	0	RM	0	0	0	0
		PA	0	0	0	KSF	0	0	0	0
		C-4	0	0	0	ACRE	0	0	0	0
		I	0	0	0	ACRE	0	0	0	0
TOTAL:							130	143	155	183

		NET INCREASE					DEVELOPED ACRES			
E D	T Z	LAND USE	1995	2000	2010	UNITS	1990	1995	2000	2010
94 & 111		RR	0	0	0	DU	0	0	0	0
	1	R-1	20	30	55	DU	113	117	119	124
		R-3	0	0	0	DU	0	0	0	0
	1	MUR	10	20	60	DU	8	9	10	14
		C-1	0	0	0	KSF	0	0	0	0
	2	C-2	0	12	36	KSF	4	4	5	7
		C-3	0	0	0	KSF	0	0	0	0
		VA	0	0	0	RM	0	0	0	0
		PA	0	0	0	KSF	0	0	0	0
		C-4	0	0	0	ACRE	0	0	0	0
		I	0	0	0	ACRE	0	0	0	0
TOTAL:							125	130	134	145

TABLE B
LAND USE PROJECTIONS

E D	T Z	LAND USE	NET INCREASE					DEVELOPED ACRES			
			1995	2000	2010	UNITS		1990	1995	2000	2010
95		RR	0	0	0	DU		0	0	0	0
		R-1	0	0	0	DU		0	0	0	0
		R-3	0	0	0	DU		0	0	0	0
		MUR	0	0	0	DU		0	0	0	0
	21	C-2	24	36	72	KSF		0	2	3	6
	23	C-2	0	48	132	KSF		18	18	22	29
	23	C-3	12	60	180	KSF		15	16	20	30
		VA	0	0	0	RM		0	0	0	0
	22	PA	0	0	11	KSF		2	2	2	3
		C-4	0	0	0	ACRE		0	0	0	0
		I	0	0	0	ACRE		0	0	0	0
TOTAL:								35	38	47	68

E D	T Z	LAND USE	NET INCREASE					DEVELOPED ACRES			
			1995	2000	2010	UNITS		1990	1995	2000	2010
96		RR	0	0	0	DU		0	0	0	0
	27	R-1	80	115	185	DU		73	89	96	110
		R-3	0	0	0	DU		0	0	0	0
	26	RP	2	4	8	DU		1	2	3	5
		C-1	0	0	0	KSF		0	0	0	0
	24	C-2	12	24	48	KSF		3	4	5	7
		C-3	0	0	0	KSF		0	0	0	0
		VA	0	0	0	RM		0	0	0	0
		PA	0	0	0	KSF		0	0	0	0
	25	C-4	0	1	1	ACRE		3	3	4	4
		I	0	0	0	ACRE		0	0	0	0
TOTAL:								80	98	108	126

E D	T Z	LAND USE	NET INCREASE					DEVELOPED ACRES			
			1995	2000	2010	UNITS		1990	1995	2000	2010
97		RR	0	0	0	DU		0	0	0	0
	36	R-1	5	10	45	DU		50	51	52	59
	34	R-3	16	40	80	DU		10	12	15	20
		MUR	0	0	0	DU		0	0	0	0
		C-1	0	0	0	KSF		0	0	0	0
	33	C-2	48	108	240	KSF		16	20	25	36
	37	C-3	0	0	0	KSF		0	0	0	0
		VA	0	0	0	RM		0	0	0	0
		PA	0	0	0	KSF		0	0	0	0
	35	C-4	0	1	1	ACRE		1	1	2	2
		I	0	0	0	ACRE		0	0	0	0
TOTAL:								77	84	94	117

TABLE B
LAND USE PROJECTIONS

		NET INCREASE					DEVELOPED ACRES			
E D	T Z	LAND USE	1995	2000	2010	UNITS	1990	1995	2000	2010
98	28	R-1	5	10	25	DU	48	49	50	53
	30	R-1	10	15	25	DU	34	36	37	39
		R-3	0	0	0	DU	0	0	0	0
	32	MUR	10	20	70	DU	26	27	28	33
	31	C-2	12	12	24	KSF	2	3	3	4
	29	C-2	12	36	144	KSF	12	13	15	24
		C-3	0	0	0	KSF	0	0	0	0
		VA	0	0	0	RM	0	0	0	0
		PA	0	0	0	KSF	0	0	0	0
		C-4	0	0	0	ACRE	0	0	0	0
		I	0	0	0	ACRE	0	0	0	0
TOTAL:							122	128	133	153

		NET INCREASE					DEVELOPED ACRES			
E D	T Z	LAND USE	1995	2000	2010	UNITS	1990	1995	2000	2010
99		RR	0	0	0	DU	0	0	0	0
	40	R-1	10	45	95	DU	66	68	75	85
	39	R-3	8	24	80	DU	2	3	5	12
	38	MUR	10	40	60	DU	14	15	18	20
		C-1	0	0	0	KSF	0	0	0	0
		C-2	0	0	0	KSF	0	0	0	0
		C-3	0	0	0	KSF	0	0	0	0
		VA	0	0	0	RM	0	0	0	0
		PA	0	0	0	KSF	0	0	0	0
		C-4	0	0	0	ACRE	0	0	0	0
		I	0	0	0	ACRE	0	0	0	0
TOTAL:							82	86	98	117

		NET INCREASE					DEVELOPED ACRES			
E D	T Z	LAND USE	1995	2000	2010	UNITS	1990	1995	2000	2010
102N		RR	0	0	0	DU	0	0	0	0
		R-1	0	0	0	DU	0	0	0	0
		R-3	0	0	0	DU	0	0	0	0
	20	RP	16	36	76	DU	13	21	31	51
		C-1	0	0	0	KSF	0	0	0	0
		C-2	0	0	0	KSF	0	0	0	0
		C-3	0	0	0	KSF	0	0	0	0
		VA	0	0	0	RM	0	0	0	0
		PA	0	0	0	KSF	0	0	0	0
	19	C-4	7	14	34	ACRE	23	30	37	57
	I	0	0	0	ACRE	0	0	0	0	
TOTAL:							36	51	68	108

TABLE B
LAND USE PROJECTIONS

E D	T Z	LAND USE	NET INCREASE			UNITS	DEVELOPED ACRES			
			1995	2000	2010		1990	1995	2000	2010
102		RR	0	0	0	DU	0	0	0	0
	48	R-1	50	95	185	DU	35	45	54	72
		R-3	0	0	0	DU	0	0	0	0
		MUR	0	0	0	DU	0	0	0	0
		C-1	0	0	0	KSF	0	0	0	0
		C-2	0	0	0	KSF	0	0	0	0
		C-3	0	0	0	KSF	0	0	0	0
		VA	0	0	0	RM	0	0	0	0
		PA	0	0	0	KSF	0	0	0	0
		C-4	0	0	0	ACRE	0	0	0	0
		I	0	0	0	ACRE	0	0	0	0
TOTAL:							35	45	54	72

E D	T Z	LAND USE	NET INCREASE			UNITS	DEVELOPED ACRES			
			1995	2000	2010		1990	1995	2000	2010
102S		RR	0	0	0	DU	0	0	0	0
		R-1	0	0	0	DU	0	0	0	0
	50	R-3	8	24	64	DU	7	8	10	15
		MUR	0	0	0	DU	0	0	0	0
		C-1	0	0	0	KSF	0	0	0	0
		C-2	0	0	0	KSF	0	0	0	0
		C-3	0	0	0	KSF	0	0	0	0
		VA	0	0	0	RM	0	0	0	0
	49	PA	54	109	218	KSF	20	25	30	40
		C-4	0	0	0	ACRE	0	0	0	0
		I	0	0	0	ACRE	0	0	0	0
TOTAL:							27	33	40	55

E D	T Z	LAND USE	NET INCREASE			UNITS	DEVELOPED ACRES			
			1995	2000	2010		1990	1995	2000	2010
103		RR	0	0	0	DU	0	0	0	0
	46	R-1	135	215	370	DU	84	111	127	158
		R-3	0	0	0	DU	0	0	0	0
	47	RP	4	10	30	DU	60	62	65	75
	45	C-1	0	12	36	KSF	3	3	4	6
	44	C-2	0	24	60	KSF	3	3	5	8
		C-3	0	0	0	KSF	0	0	0	0
		VA	0	0	0	RM	0	0	0	0
		PA	0	0	0	KSF	0	0	0	0
		C-4	0	0	0	ACRE	0	0	0	0
		I	0	0	0	ACRE	0	0	0	0
TOTAL:							150	179	201	247

TABLE B
LAND USE PROJECTIONS

E D	T Z	LAND USE	NET INCREASE			UNITS	DEVELOPED ACRES			
			1995	2000	2010		1990	1995	2000	2010
105	10	RR	42	66	115	DU	65	107	131	180
	9	RR	29	45	77	DU	43	72	88	120
		R-3	0	0	0	DU	0	0	0	0
	9	RP	10	20	40	DU	80	85	90	100
		C-1	0	0	0	KSF	0	0	0	0
		C-2	0	0	0	KSF	0	0	0	0
		C-3	0	0	0	KSF	0	0	0	0
		VA	0	0	0	RM	0	0	0	0
		PA	0	0	0	KSF	0	0	0	0
	11	C-4	1	3	8	ACRE	4	5	7	12
		I	0	0	0	ACRE	0	0	0	0
TOTAL:							192	269	316	412

E D	T Z	LAND USE	NET INCREASE			UNITS	DEVELOPED ACRES			
			1995	2000	2010		1990	1995	2000	2010
110		RR	0	0	0	DU	0	0	0	0
	3	R-1	230	365	635	DU	121	167	194	248
		R-3	0	0	0	DU	0	0	0	0
	4	RP	0	10	30	DU	0	0	5	15
		C-1	0	0	0	KSF	0	0	0	0
		C-2	0	0	0	KSF	0	0	0	0
		C-3	0	0	0	KSF	0	0	0	0
		VA	0	0	0	RM	0	0	0	0
		PA	0	0	0	KSF	0	0	0	0
		C-4	0	0	0	ACRE	0	0	0	0
		I	0	0	0	ACRE	0	0	0	0
TOTAL:							121	167	199	263

E D	T Z	LAND USE	NET INCREASE			UNITS	DEVELOPED ACRES			
			1995	2000	2010		1990	1995	2000	2010
113		RR	0	0	0	DU	0	0	0	0
	41	R-1	20	45	95	DU	86	90	95	105
	41	R-3	0	8	48	DU	14	14	15	20
	43	MUR	10	30	180	DU	2	3	5	20
		C-1	0	0	0	KSF	0	0	0	0
		C-2	0	0	0	KSF	0	0	0	0
		C-3	0	0	0	KSF	0	0	0	0
		VA	0	0	0	RM	0	0	0	0
		PA	0	0	0	KSF	0	0	0	0
	42	C-4	2	5	50	ACRE	20	22	25	70
		I	0	0	0	ACRE	0	0	0	0
TOTAL:							122	129	140	215

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